



LOVE LIVING
HACKNEY



78 Coopersale Road, London, E9 6BA
£1,100,000



3



1



2



D



£1,100,000

78 Coopersale Road

London, E9 6BA

- Victorian terraced house
- Close to green spaces
- Scope to extend (subject to the usual planning consents)
- Chain free
- 4 double bedrooms
- Excavated basement
- Close to Chatsworth Road

The Home -

This handsome Victorian terraced house has three double bedrooms, is chain free and situated within easy reach of the ever popular Chatsworth Road, there are numerous excellent primary and secondary schools close by and the open green spaces of Millfields Park, Victoria Park, Hackney Marshes, the Olympic park and the River Lea are all a short walk away. The basement has been fully excavated and the kitchen opened up to the rear with bi-fold doors leading out onto the garden. There is scope to extend and enlarge the footprint into the loft and the side return (subject to the usual planning consents).



The Indoors

The entrance hall has a light and spacious feel and leads to the living room. This room has been had the wall removed to create a double reception room, there is engineered wood flooring is present here and throughout the house. The main reception room has a double glazed sash bay windows to the front and another to the rear. The kitchen/dining room has a social feel, exposed brickwork and bi-fold doors that opens out onto the decked area of the garden. The kitchen has plenty of cupboard and worktop space, built in oven with gas hob, integrated dishwasher, washing machine and fridge/freezer. A separate downstairs W.C. is also on this floor.

The basement is accessed via a stairwell leading down to two full height rooms, these are both perfect as a gym/kids playroom/cinema rooms or an extra bedroom.

Original banisters lead to the first floor, here we have the bright and airy main bedroom which has two double glazed sash windows and lots of space for wardrobes. The second bedroom is a great sized double and has a rear facing double glazed window and ample wardrobe space. The third bedroom has dual aspect, double glazed windows and built in wardrobes. The tiled bathroom has a bath with shower attachment, hand basin with cupboards beneath and mirror above, W.C. and a frosted double glazed window.

The Outdoors

The secluded rear garden is mainly laid to lawn with a decked area just outside the bi-fold doors with plenty of space for alfresco dining. There is great scope to extend the house to the side (subject to the usual planning consents)

Loving the location

Chatsworth Road, which runs north from Homerton to Millfield's Park and Hackney Marshes, offers many independent shops, cafes and restaurants, including Ramen cafe Men and specialist suppliers L'epicerie 56. The high welfare Morgans Butchery, Fika is excellent for coffee, and there is a weekly





food market on Sundays. Restaurants such as Uchi, My Neighbours The Dumplings and Lucky & Joy, in addition to the legendary wine bar 107 are all nearby in Lower Clapton. The Adam and Eve is a classic local favourite pub. The Castle Cinema, is independently crowdfunded and screens features, as well as classic and contemporary art-house films.

For green open space, just a short walk away is Millfields Park, Victoria Park, the Lee Navigation (canal walk), Middlesex Filter Beds Nature Reserve, Woodberry Wetlands nature reserve, and the Stratford Olympic Park, to name but a few. Hackney Marshes is a lush green belt moments away on foot and is perfect for a dog walk, summer picnics, and even a visit to see the horses that live there year round! Using the overground you can also visit Walthamstow wetlands nature reserve and be in Epping forest with 20-30 minutes.

Coopersale Road sits in the catchment area of many fantastic primary and secondary schools.

Hackney Wick is nearby and lies between Victoria Park and the River Lee. Once a bustling industrial area, it now draws an eclectic and creative crowd. Since the 2012 Olympics, it has seen a significant influx of cultural investment, with new developments and facilities in easy reach of this house. There are numerous restaurants and bars, including the Michelin-starred Cornerstone, as well as Silo and Crate Brewery.

The Here East campus, The Breakfast Club, Randy's Wings, Mother and Gotto is a short walk away and operates as a co-working hub and cultural centre, while award-winning theatre and music venue The Yard is also close by.

The amenities of the Olympic Park are close at hand, where the East Bank, a new world-class cultural quarter, is now under construction, with new facilities for the V&A Museum, Sadler's Wells Theatre, the BBC and the London College of Fashion, as well as a new campus for UCL.

Homerton station, is minutes away and runs direct services to Stratford and Highbury & Islington on the London Overground.

Directions

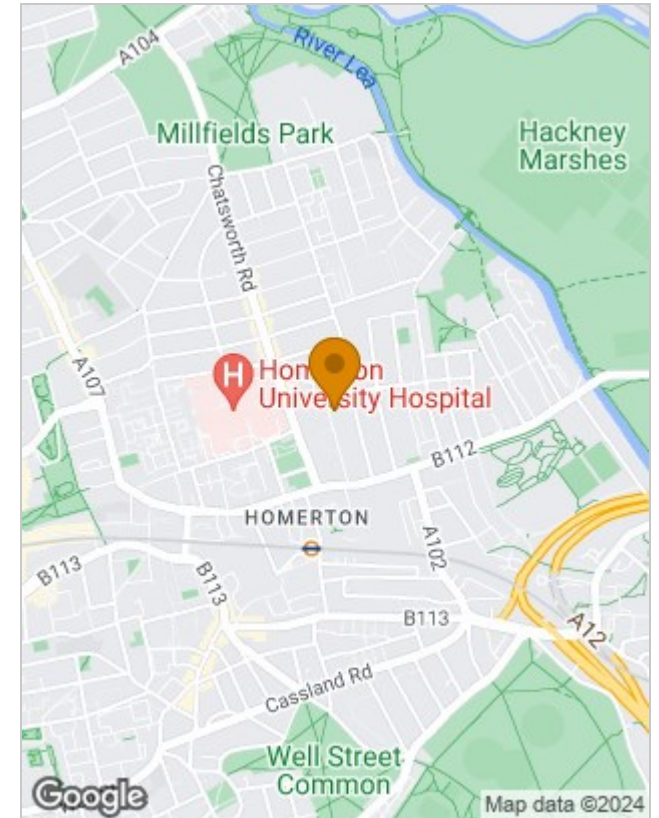




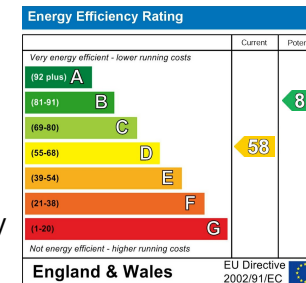
Floor Plans



Location Map



Energy Performance Graph



Viewing

Please contact our Love Living Hackney Office on 0203 005 2600 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.