



# LOVE LIVING

HACKNEY



247 Glyn Road, Hackney, E5 0JP  
£1,100,000





# 247 Glyn Road

Hackney, E5 0JP

- Three Storey
- West facing garden
- Moments from Chatsworth Road
- Abundance Of Natural Light
- Victorian House
- Planning Approved For Rear Extension
- Close to Millfields Park
- Outstanding Schools Close by

## The Home -

This three storey Victorian house has been thoughtfully renovated to provide real sense of home and the current owners have maximised the space with large open plan reception rooms. There is planning permission granted to extend into the garden and create a light filled kitchen/diner. There is further potential to enlarge the square footage into the loft (Subject to the usual planning consents) The West facing garden is a great sun trap and Glyn Road is moments from the ever-popular Chatsworth Road and Millfields Park.



£1,100,000



## The Indoors

Upon entry you are greeted with a homely, open plan living room that has dual aspect windows that draw in the light. The walls are a combination of Farrow and Ball and raw plaster finish, there is a Charnwood Skye woodburner, a cast iron radiator and underfoot we find the restored original floorboards. As you approach the stairs heading down to the lower ground level there is a tiled family bathroom and also a completely separate shower room, this entire floor benefits from a sprinkler system.

Once on the lower ground floor the sense of space is apparent, the two rooms have been cleverly opened up to create a bright and spacious double room with dual aspect windows and vertically mounted radiators, in this room we have Little Greene paint and Dalsouple Rubber flooring. This room could be incorporated into the rear extension that the sellers have planning consent for. Through the hallway there is a separate W.C. The kitchen has a tiled floor, plenty of worktops, cupboard space and a gas hob. There is a double glazed, double door leading to the west facing rear garden.

Ascending up to the first floor using the original banisters, we have the restored floorboards under foot and a loft hatch providing access to the loft which is fully boarded out with a drop down ladder. Straight ahead is the master bedroom. This room is flooded with natural light from two large windows, original floorboards, bespoke built stained Ply wardrobes, Farrow and ball paint and a raw plaster ceiling. The second bedroom is a good size double and has a west facing window, original floorboards. The whole house is protected by Google Nest alarms.

## The Outdoors



The rear garden faces west and gets a great deal of afternoon and evening sun. The current owners have planning permission granted to extend into the garden and create a light filled kitchen/diner.

### Loving The Location

Glyn Road is moments from Millfields Park and 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, Fika, Pivaz and specialist suppliers L'epicerie 56. Stone Bros is excellent for breakfast and 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 P. Franco are all nearby in Lower Clapton. The Elderfield is a classic local favourite pub. The Castle Cinema, is independently crowdfunded and screens features, as well as classic and contemporary art-house films. Blok gym is a few minutes walk away.

For green open space, just a short walk away is Millfields Park, Hackney Downs Park, Clissold Park, Springfield 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 10 minutes 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 mins.

There are many fantastic primary and secondary schools, including Rushmore primary, Millfields community school and Clapton girls academy all within easy reach.

The closest stations are Clapton overground and Homerton which offers direct lines to Liverpool Street and Stratford international in under ten minutes. Hackney Central offers lines to Stratford and, Highbury & Islington.

### Directions





## Floor Plans



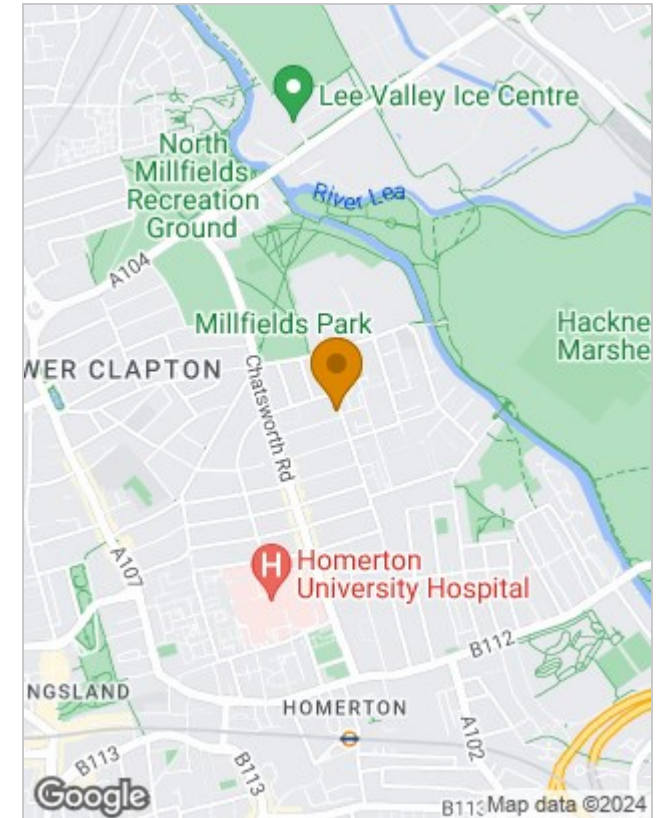
## Viewing

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.

Studio 1, Containerville 35 Corbridge Crescent, London, E2 9DT  
 Tel: 0203 005 2600 Email: hello@loveliving.uk <https://www.loveliving.uk>

## Location Map



## Energy Performance Graph

