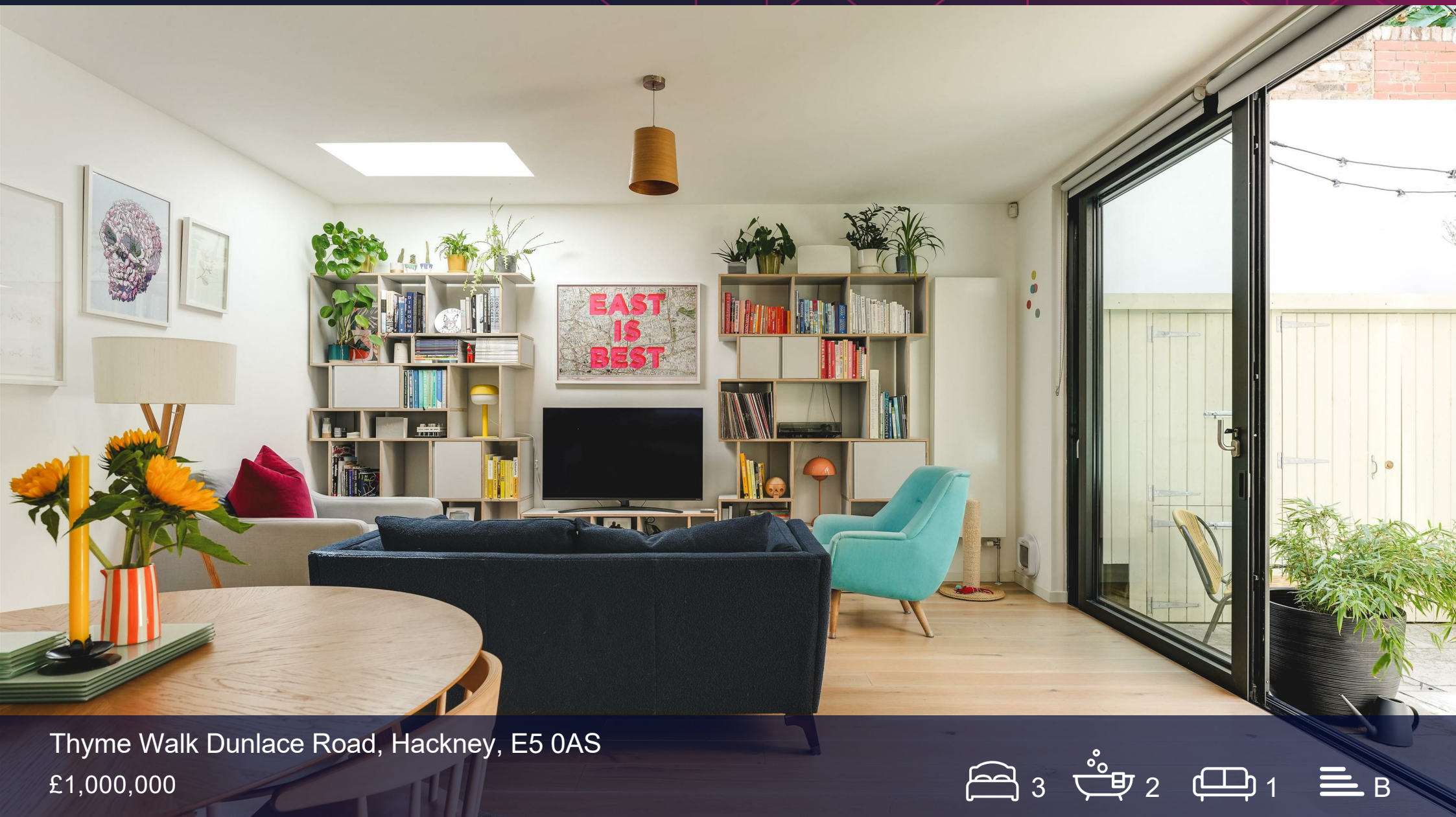




LOVE LIVING
HACKNEY



Thyme Walk Dunlace Road, Hackney, E5 0AS

£1,000,000





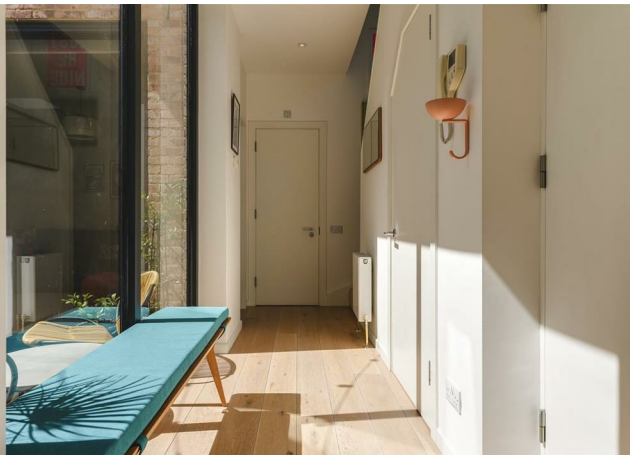
Thyme Walk Dunlace Road

Hackney, E5 0AS

- Freehold gated mews house
- Natural light
- Two bathrooms
- Excellent energy performance
- Moments from Chatsworth Road
- Floor to ceiling glazing
- Three double bedrooms
- Close to green spaces

The Home-

Nestled within a serene and gated mews, this bespoke three-bedroom home offers a perfect blend of privacy and modern comfort. As you approach the property, you're greeted by a captivating Thyme Walk printed gracefully over the gate. This beautifully designed house is spread across two spacious floors and has been finished to an impeccable standard. The ground floor features an open-plan kitchen and living area, perfect for family gatherings and entertaining. The space is bathed in natural light due to the sleek aluminium patio doors that open onto a private courtyard, an ideal spot for outdoor dining or simply enjoying the fresh air. Upstairs provides a luxurious feel complemented by high ceilings and skylights that flood the space with light, enhancing the feeling of spaciousness throughout the home. Designed by City Architecture and constructed in 2015, this home is a true gem tucked away in a tranquil mews off Chatsworth Road just a few minutes walk from Homerton overground station which offers easy access to either Stratford international to the east or central London and beyond to the west.



£1,000,000



The Indoors-

Upon entering, you're greeted by an immediate sense of light and space, with window-covered walls that flood the home with natural light while maintaining a cosy, family-friendly atmosphere. The hallway, bathed in soft light from the window wall, offers a glimpse into the private courtyard, a space with hit-and-miss brickwork detailing that adds a touch of urban charm. To the right of the entrance, the open-plan living room and kitchen maintains the airy ambience, with full-height sliding aluminium doors that seamlessly connect the indoors with the private courtyard. Engineered oak floorboards run throughout the ground floor, adding warmth to the modern design. The kitchen, equipped with top-of-the-line Bosch appliances, is both functional and stylish, making it a joy for family cooking and entertaining. The open-plan layout ensures plenty of space for both relaxing and dining, creating a comfortable environment where the whole family can gather.

Continuing down the hallway, you'll find the first bedroom on the left. This versatile space, with beautifully crafted wooden flooring and ample storage options, offers direct access to the courtyard. It's perfect as a bedroom, a study, or a quiet retreat for relaxation. Adjacent to this bedroom is the main family bathroom, equipped with modern fixtures by Duravit and Bristan, including a heated towel rack.

A family-friendly carpeted staircase leads you to the first floor, where the main bedroom awaits. Overlooking the private courtyard, this room is flooded with natural light, creating an airy and serene atmosphere. The wool carpet underfoot adds a layer of comfort, while in-built wardrobes offer ample storage. The ensuite bathroom, crafted with Ideal Standard appliances, provides a luxurious space for unwinding, making this bedroom a true retreat. At the end of the hallway is the second bedroom, also carpeted and spacious, making it an ideal space for a child's room, a playroom, or an additional bedroom.

The Outdoors



Directions

The private courtyard, which connects seamlessly with the living room, hallway, and bedroom, is the perfect outdoor extension of the home. This courtyard is the heart of the home, perfect for dining, relaxing, or simply enjoying a moment of peace. South-facing and designed with thoughtful details, this space captures the late evening sun, offering a perfect spot for relaxation

Loving the Location

Dunlace Road is located in one of Lower Clapton's most desired areas, offering many independent shops, cafes and restaurants, including Ramen cafe Men and specialist suppliers L'epicerie 56. The high welfare Morgans Butchery, Stone Bros 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 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.

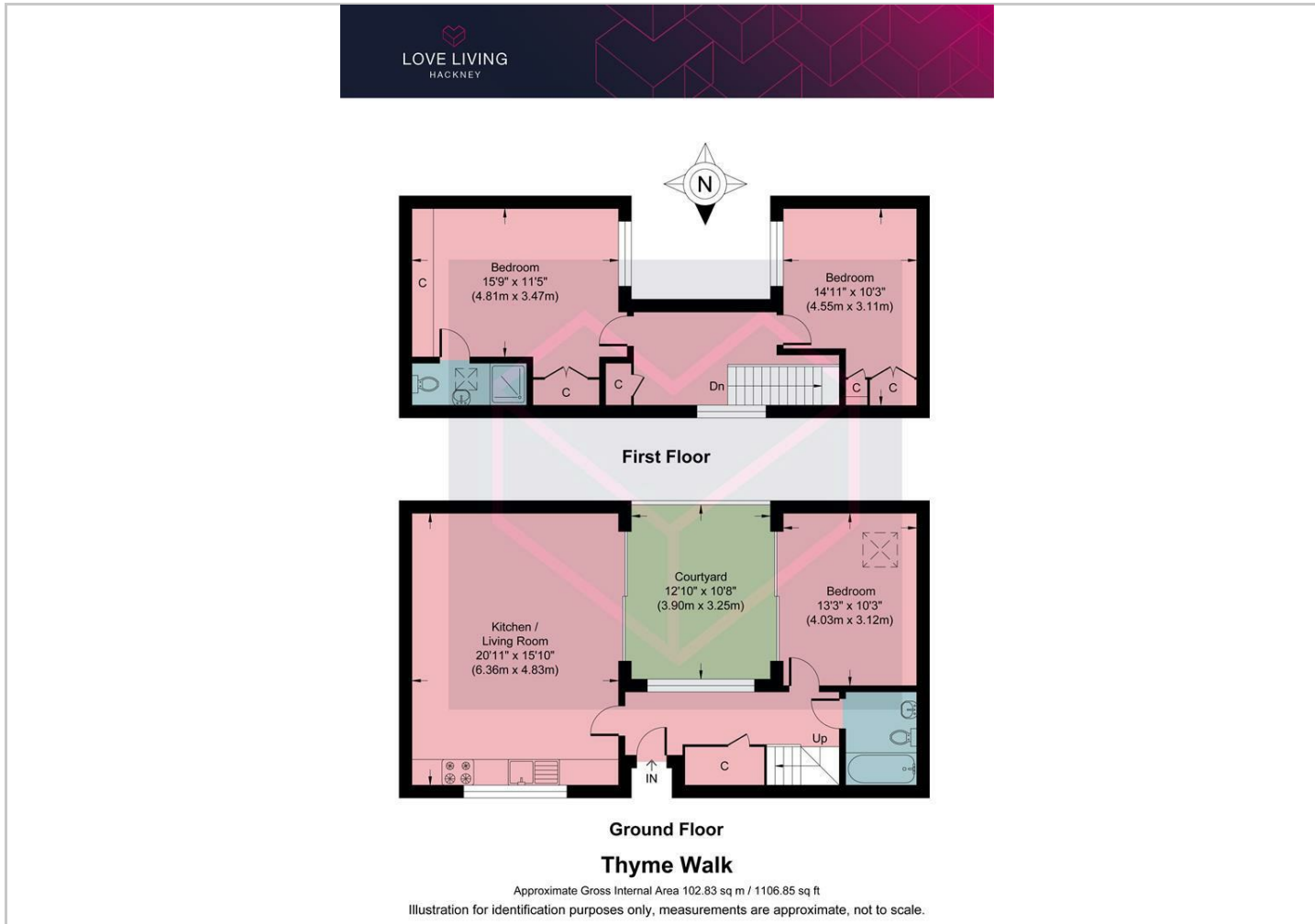
For green open space, just a short walk away is Millfields Park, Hackney Downs Park, Clissold Park, Springfield Park, the Lee Navigation (canal walk), Middlesex Filter Beds Nature Reserve, Woodberry Wetlands nature reserve, and the Stratford Olympic Park, to name but a few. Hackney Marshes is a lush 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 minutes.

Homerton and Hackney Central offer lines to Stratford and Highbury & Islington. Plus Clapton overground and Hackney Downs, which offer direct lines to Liverpool Street in under ten minutes.





Floor Plans

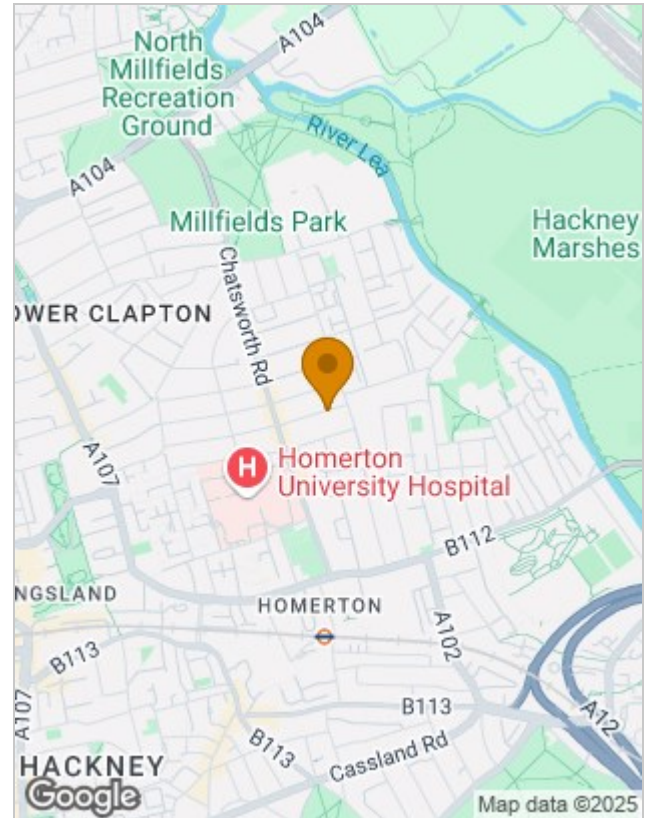


Viewing

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.

Location Map



Energy Performance Graph

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient – lower running costs</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G		89	90
<i>Not energy efficient – higher running costs</i>			

England & Wales

EU Directive 2002/91/EC