



LOVE LIVING
HACKNEY



123 Clifden Road, London, E5 0LW

£1,300,000





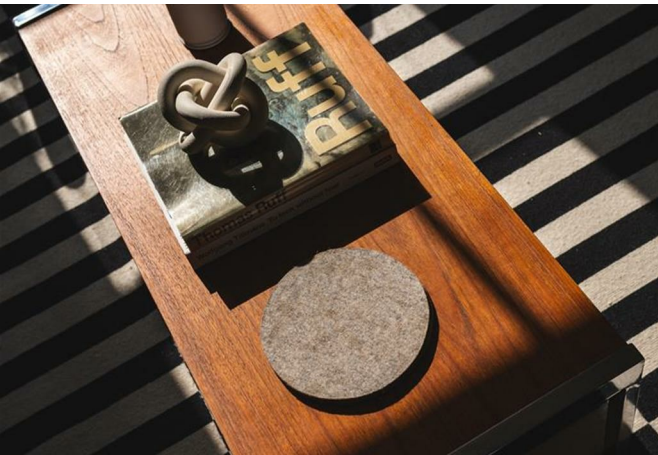
123 Clifden Road

London, E5 0LW

- Prime Location
- Dining Room
- Stylish Bathroom
- Three Bedrooms
- Stylish Living Space
- Modern, Functional Kitchen
- Beautiful Outdoor Spaces
- Charming Victorian Touch

The Home –

This three-bedroom Victorian home perfectly balances historical charm with modern amenities, offering a lovely, welcoming space. Whether entertaining guests or enjoying quiet family time, every room has been designed to provide comfort, style, and a connection to the home's timeless roots. Clifden Road is known for its super-friendly street and strong community feel. Located moments from the ever-popular Chatsworth Road with a wealth of cafes, shops, restaurants and bars. Millfields Park is a short walk away, as is the River Lea and Homerton Station provides swift access to the city and beyond.



£1,300,000



The Indoors

The living room is a cosy yet elegant space, filled with natural light streaming through restored, original-style wood shutters. The room is painted in Slaked Lime Mid by Little Greene, offering a soft, serene backdrop, while the shutters and woodwork provide a tasteful contrast in Slaked Lime Deep. The open fireplace invites you to relax, while built-in shelving and storage keep the space practical and tidy. Overhead, a new ceiling rose adds a touch of Victorian grandeur, perfect for unwinding or entertaining.

Flowing from the living room, the dining room continues the theme of timeless elegance. The original coving and ceiling rose have been lovingly restored, and a second open fireplace anchors the room. With Slaked Lime walls and the warmth of the oak flooring, this room is designed for both intimate family meals and dinner parties. The large glass door leading to the garden bathes the room in natural light, creating a seamless connection between indoor and outdoor living.

The kitchen is a harmonious blend of modern design and efficiency, with a checkerboard floor made of Vaporetto Plaster and Vaporetto Grass tiles by Claybrook Studio. The walls are adorned with sleek Katakana mosaic matte white tiles, making the space feel clean and bright. The kitchen is equipped with top-of-the-line appliances: a Zanussi oven, Panasonic microwave, and Hotpoint hob and extractor fan. There's also a built-in Hotpoint fridge and washing machine, as well as a Baumatic tumble dryer, making this space both beautiful and functional. The large sliding doors allow easy access to the back garden, adding an airy, fresh feel to the space.

As you ascend the main stairs, painted in Lamp Black by Little Greene, you're guided by a stylish Teti ceiling light by Artemide in the hallway. This journey upstairs leads you to three beautiful bedrooms and the main bathroom.

The main bedroom is a serene retreat. Painted in rich Basalt by Little Greene, the room is drenched in natural light from the new double-glazed sash windows. The wooden flooring enhances the room's warmth, while the fitted wall-to-wall wardrobes offer ample storage. The original Victorian open fireplace and new industrial-style anthracite radiator give the room both a cosy and contemporary vibe, making this a perfect personal sanctuary. The second bedroom carries through the elegance of the home, painted in Slaked Lime Deep by Little Greene. The open fireplace and anthracite industrial-style radiator add classic charm, while the wooden flooring brings in modern warmth. Bathed in natural light, this room provides a quiet and comfortable space for rest or creativity. The main bathroom is a bright, stylish retreat, featuring metro-style tiles for a classic look. The Duravit Starck 3 toilet is complemented by a marble countertop, while the floating sink adds a modern touch. The black and white floor tiles contrast beautifully with the green bath tiles and the clean white walls. The space is both functional and elegant, with a heated towel rack providing comfort and convenience.

The third bedroom offers a unique aesthetic with its ply feature wall and dual-aspect windows. Painted in the calming Slaked Lime shade, the room feels light, airy, and fresh. A Teti ceiling light by Artemide continues the stylish yet understated lighting throughout the house, while the industrial-style radiator completes this tranquil space.

The Outdoors



Directions

The exterior of the home is as thoughtfully designed as the interior. Painted in shades of Slaked Lime by Little Greene, the façade retains its Victorian charm. The front garden, adorned with ornamental pheasant grass, adds a natural touch and enhances the curb appeal of this lovely home. The rear garden is an urban oasis. The newly painted fence in Studio Green by Farrow and Ball frames a serene, landscaped lawn, while the patio area invites outdoor gatherings, whether it's a BBQ or a quiet morning coffee. The standout feature is the beautiful Empress tree, which adds a touch of nature to this charming space. With its blend of greenery and concrete flooring, this garden is perfect for hosting friends, playing with kids, or simply relaxing.

Loving The Location

Clifden 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.

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Location Map



Energy Performance Graph

