



LOVE LIVING  
HACKNEY



152 Clarence Road, Hackney, E5 8DY  
Offers in excess of £700,000





# 152 Clarence Road

Hackney, E5 8DY

- Warehouse conversion
- High ceilings
- Close to green space
- Share of freehold
- Over 1,450 square foot
- Great transport links

## The Home -

Arranged over the raised ground floor and basement of a former garment factory on Clarence road, this unique warehouse conversion has an impressive overall footprint of over 1,450 square feet and ceiling height of over 11 feet (3.4 meters). The building retains many features such as thick concrete floors and walls, high ceilings and original iron pillars. The apartment currently has two bedrooms and two separate entrances. One of the rooms is a large basement room that presents fantastic scope to reconfigure the layout. Clarence road sits perfectly located for the green space of Hackney Downs Park and the transport links are close by, Hackney Central, Hackney Downs and also Clapton Overground are all a short walk away.



## The Indoors

Entering the flat into the hallway we have wooden floors underfoot. The open plan living room and kitchen has ceiling height of over 11 feet, wooden flooring and a large, west facing window. The kitchen is well stocked with cupboard space and wooden work surfaces, there is a built in oven, gas hob and dishwasher. One of the bedrooms is also on this floor, it has a west facing window and the 11 foot high ceilings have provided the opportunity to create a mezzanine sleeping area. The bathroom has a hand basin with cupboards beneath, a tiled bath with a built in shower and a W.C.

The vast basement is over 700 square feet. It has its own shower room with hand basin and W.C. There is a separate entrance into the flat and a large storage area. This large space could be reconfigured to create a different layout and extra rooms.

## Loving The Location

Clarence Road is located moments from Hackney Downs Park which has tennis and Basketball courts. Chatsworth Road, which runs north from Homerton to Millfields 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, 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 moments away in Lower Clapton. The Star 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.

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

## Directions





## Floor Plans



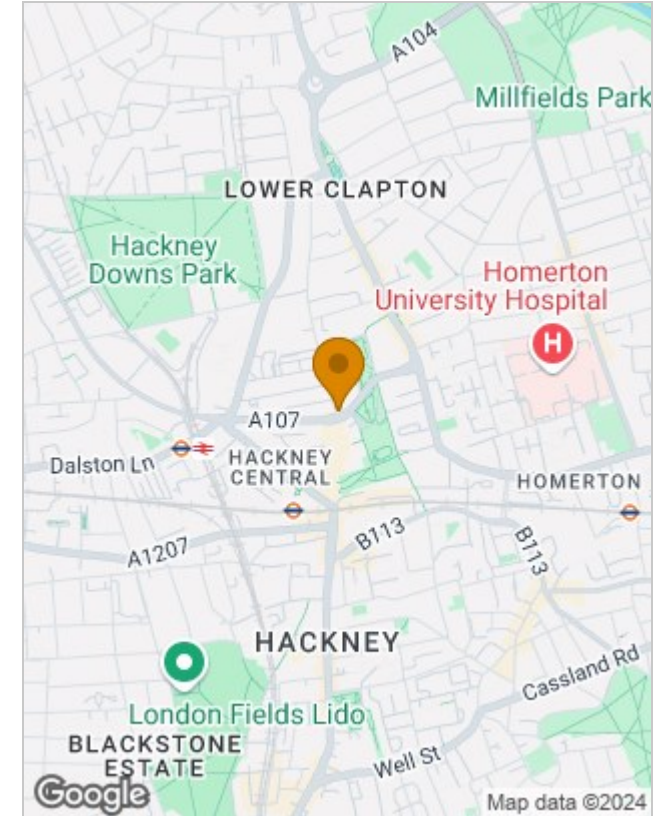
## Viewing

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](mailto:hello@loveliving.uk) <https://www.loveliving.uk>

## Location Map



## Energy Performance Graph

