



LOVE LIVING
HACKNEY



169 Elderfield Road, Hackney, E5 0AY

£800,000





169 Elderfield Road

Hackney, E5 0AY

- Three bedroom Victorian conversion
- Share of freehold
- Split level
- Close to Chatsworth Road
- Private garden
- Polished concrete ceilings
- Close to Millfields Park and the River Lea

The Home –

This three-bedroom Victorian conversion on Elderfield Road offers a unique blend of style, comfort, and functionality, paired with a vibrant community and excellent location. Large bi-fold doors flood the living space with natural light and open out onto the private garden. Perfectly situated near green spaces, charming cafes, and convenient transport links. Millfields Park, Hackney Marshes, and the Lee Navigation canal are all within a short walk, offering endless opportunities for relaxation. This beautiful and bright space combines a stylish modern design with cosy touches that make it a perfect retreat.



£800,000



The Indoors

Walking in, you'll find one of the three double bedrooms, a versatile space that can serve as a bedroom, home office, or creative studio. With wooden flooring and a window overlooking garden foliage, this room is finished in a dark green that lends a cosy atmosphere, with plenty of space for a double bed and fitted wardrobe if desired. Ahead the living area is bathed in natural light from the double floor-to-ceiling bi-fold doors, which opens directly onto the garden and gives a view of the stunning loquat tree. Wooden flooring runs throughout adding warmth and character. The living area is exceptionally spacious, easily accommodating a three seater sofa and lounge furniture as well as a full size dinning table creating a perfect space for relaxing and entertaining

The kitchen area is seamlessly integrated, featuring sleek, modern fixtures and fittings. Light grey cabinetry and overhead ceiling windows enhance the brightness and airiness of the room, while offering ample storage for utensils and cutlery. The fitted oven, cooker, and fridge-freezer are both practical and stylish. A standalone cabinet adds an island-like feel, perfect for meal prep or casual dining.

Descending the staircase from the living room, you'll find the lower ground floor. Both bedrooms on this level feature high exposed concrete ceilings and floor-to-ceiling doors openings onto a courtyard.

Adjacent to the main bedroom is the main bathroom, which exudes both comfort and style. Its tiled design is complemented by a bath and fitted shower, with intricate flooring details that add charm and elegance.

Across from the main bedroom is the second bedroom, which offers a unique layout for added privacy. This carpeted room mirrors the style of the main bedroom, complete with an exposed concrete ceiling and floor-to-ceiling windows that lead to the courtyard garden. The light-filled space can easily accommodate a double bed and fitted wardrobe, making it both cosy and functional.

The Outdoors



Directions

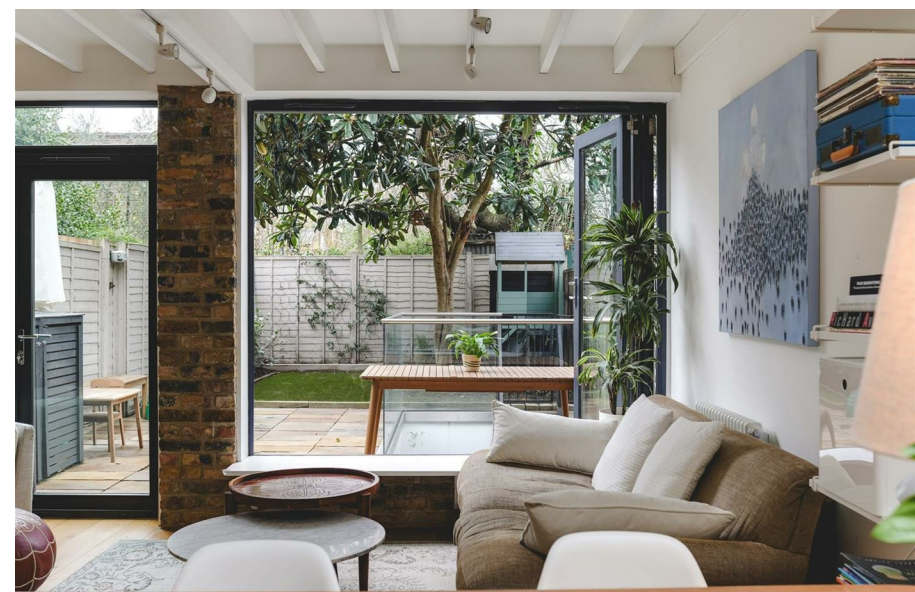
The garden is a delightful extension of the home, accessible from both the main living area and lower ground floor. Surrounded by the neighbouring gardens on all three sides, the space is a secluded and quiet retreat. In the summertime, a wall of foliage almost entirely obscures neighbouring properties while the trees of Millfield's park are visible. A tiled section provides the perfect spot for outdoor dining or gatherings, with space for a large dining table and chairs. A grassy area offers potential for gardening or simply enjoying the outdoors. A outdoor staircase connects the lower ground level to the garden, framed by a sleek glass banister for added security and style.

Loving The Location

Elderfield Road is a short walk 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 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 Elderfield is a classic local favourite pub. The Castle Cinema, is independently crowd funded 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 Clapton, Hackney Central and Homerton, which offer direct lines to Liverpool Street in under ten minutes and Highbury & Islington/Stratford international. Numerous bus routes provide swift access into central London and beyond





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

