



LOVE LIVING
HACKNEY



152 Clarence Road, Hackney, E5 8DY

Offers in excess of £550,000





152 Clarence Road

Hackney, E5 8DY

- Former school conversion
- Farrow & Ball
- Close to Hackney Downs Park
- Share of freehold
- Two double bedrooms
- Excellent transport links

The Home -

This bright and spacious two-bedroom home on Clarence Road is part of a former garment factory on Clarence road. The floor is painted in Farrow & Ball throughout, there is an open plan living and kitchen area with solid Oak worktops, a serene main bedroom, and a versatile second bedroom. Located at the end of the corridor, this space offers exceptional privacy. With good light throughout and a layout that exudes comfort, this home is ideal for a range of lifestyles. Situated moments from the green space of Hackney Downs Park residents enjoy a neighbourhood that is constantly developing, with cafes, restaurants, and excellent transport links via Hackney Central and Hackney Downs stations that provide seamless access to the city and beyond.



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The Indoors

Entering into the open-plan living and kitchen area there is a video entry phone system for added security. This space offers a harmonious blend of comfort and efficiency, designed to cater to both relaxation and functionality. The kitchen, tucked away yet seamlessly integrated into the space, features sleek Bosch appliances, including a fitted oven and dishwasher. The polished solid oak countertops and intricate tiled backsplash create a stylish touch. A Farrow & Ball floor finish also adds a touch of sophistication.

The living area accommodates an abundance of natural light, streaming through well-placed windows that brighten the traditionally painted walls. There's ample space for a dining area, making this room perfect for both everyday living and entertaining. Storage solutions and modern fixtures complete this home, creating an airy and welcoming atmosphere.

To the left of the hallway from the open plan living and kitchen area the main bedroom offers a sanctuary of comfort and class. Spacious enough for a double bed and fitted wardrobes, it exudes a sense of cosiness. Large windows flood the room with natural light.

Located on the right of the hallway the second bedroom offers versatility and charm. With space for a bed and wardrobe, making it a unique and adaptable part of the home. Whether you envision it as a guest room, a playroom, or a private workspace, the options are endless.

Straight ahead, the main bathroom is a sleek and stylish haven. It features a modern bath with a shower tap, complemented by elegant tiling. Sleek fixtures and fittings make this space efficient and beautiful.

Every detail in this home has been thoughtfully curated to ensure both style and practicality. From the solid oak kitchen worktops to the efficient Bosch and AEG appliances, every corner of the home reflects quality and care. It feels modern, brimming with character, and set in a vibrant area that continues to evolve.

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.





Floor Plans



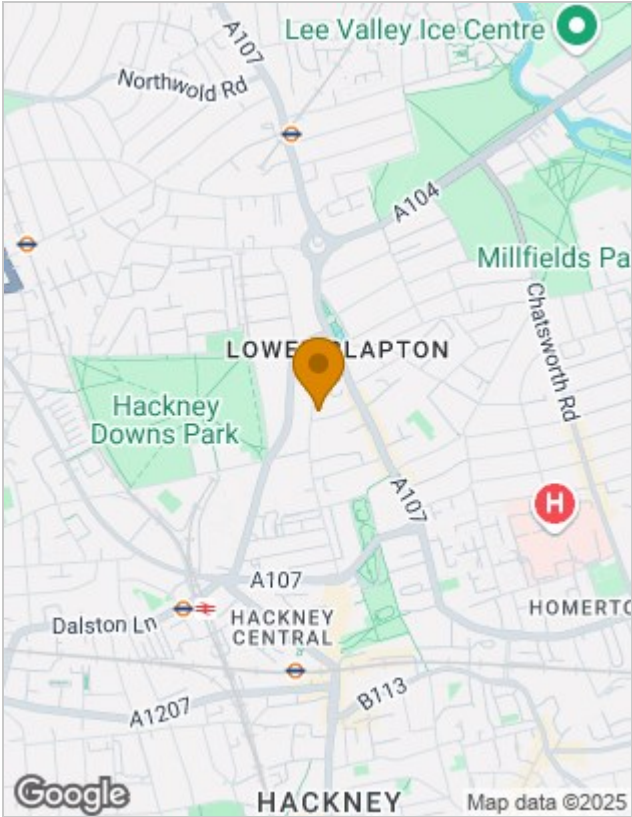
Viewing

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	