



Clifden Road, E5 0LL

£1,350,000

Freehold

Castles







## Clifden Road, E5 0LL

Castles Hackney are proud to present this immaculate three-bedroom period home offering an exceptional opportunity for discerning buyers seeking luxury, character, and convenience in one of East London's most desirable neighbourhoods. Spread over three spacious floors, this residence has been elegantly modernised while tastefully preserving its original period charm, including exquisite features such as detailed coving, ceiling roses, original hardwood floors, and classic window shutters. Bathed in natural light through large, thoughtfully placed windows, each room exudes warmth and sophistication. The property's modernised kitchen is a masterpiece, benefitting from a side elevation that enhances light and space. Equipped with high-end finishes and appliances, it is an ideal space for both everyday living and entertaining. The family bathroom on the first floor is crafted to an impeccable standard, with luxurious fixtures and fittings, while an additional guest cloak room on the ground floor offers added convenience. The spacious basement, with generous head height, provides two versatile rooms, perfectly suited for a home office, gym, or guest suite and even comes with approved planning for further work, offering exciting potential for additional development. Outdoors, the beautifully landscaped garden has been designed to provide a serene and private retreat, combining stylish finishes with mature greenery. This home is positioned just a short walk from the trendy Chatsworth Road, known for its array of boutique shops, cafes, and markets, as well as Homerton Overground Station, which connects directly to central London and beyond. With high-end finishes, a seamless blend of period elegance and contemporary design, and a location that captures the best of Hackney's vibrancy and charm, this property offers a unique and sophisticated living experience. Contact us to arrange a private viewing of this exceptional property.

*Tenure - Freehold*

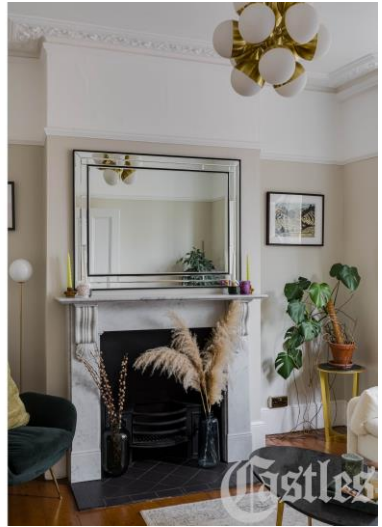
*Council Tax - D*

*EPC - C 69,83*

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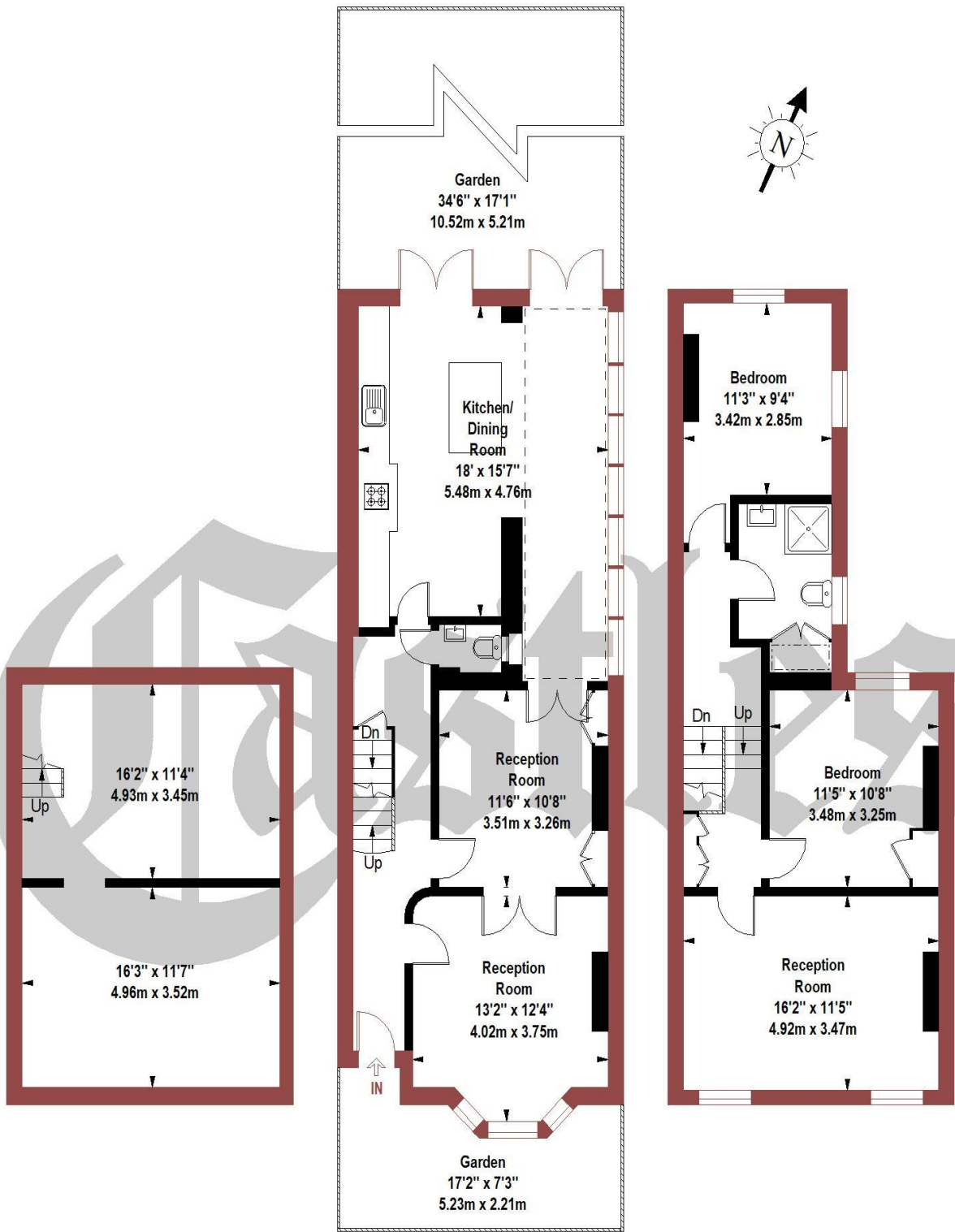
# Castles

**020 8985 0106**  
**hackney@castles.london**





Approx. Gross Internal Area = 157.27 sq m / 1693 sq ft



An overview of the area

A socially diverse and vibrantly multicultural area bounded by the open green spaces of Hackney Downs to the West, Lea Valley park to the East and the conservation area of Clapton ponds to the North. The area boasts an array of period properties combined with modern apartment buildings.

With its diverse independent retailers in Chatsworth Road and the ‘ever popular’ high street shopping facilities of Mare Street, accompanied with local schools and transport facilities ensures that Lower Clapton remains a desirable area to reside.

Transport

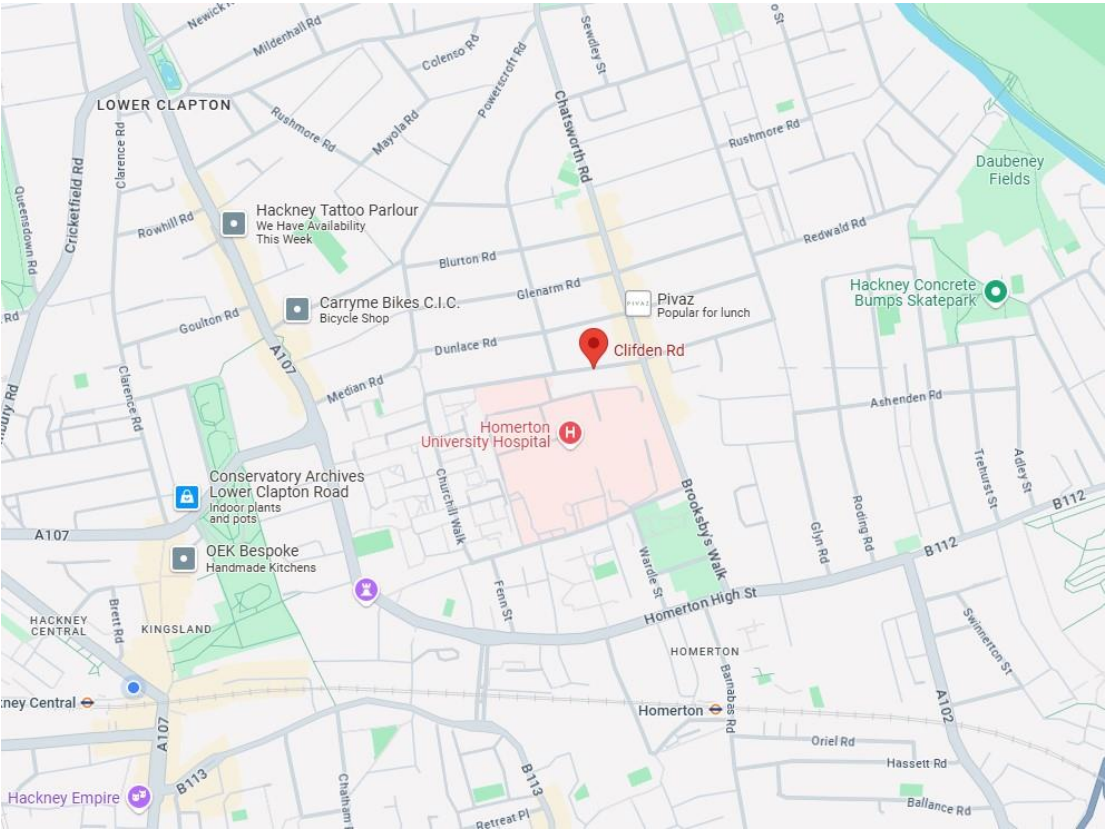
The area is served well through a network of local bus routes and train services. (Hackney Downs Main Line Station into Liverpool Street and Homerton & Hackney Central Stations on the North London Line

Shopping And Leisure

A diverse selection of shops, restaurants, bars and cafés accompanied by an array of local heritage sites, theatres and recreational facilities can be sourced locally.

Directions to the office

If you are visiting the office by car you will find parking in the side roads off Lower Clapton Road or pay & Display directly outside our office in Median Road. (Turn into Powerscroft Road(one-way) and right again into Median Road).



44 Lower Clapton Road  
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