

A modern living room with a bay window, a fireplace, and contemporary decor. The room features a white sofa with green and yellow cushions, a dark green armchair with a yellow cushion, and a black coffee table. A large mirror is mounted above the fireplace, and a gold chandelier hangs from the ceiling. The room has white walls, a patterned rug, and a wooden floor. A large bay window on the right side offers a view of the street outside.

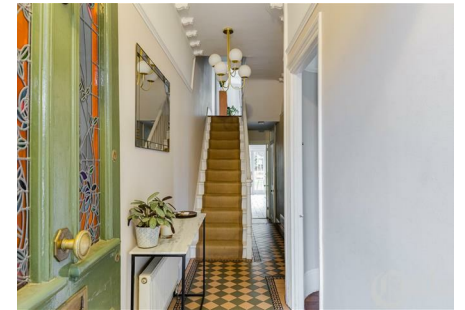
# Castles

ASKING PRICE

**£1,295,000**

**Clifden Road**

London, E5 0LL



## PROPERTY SUMMARY

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.

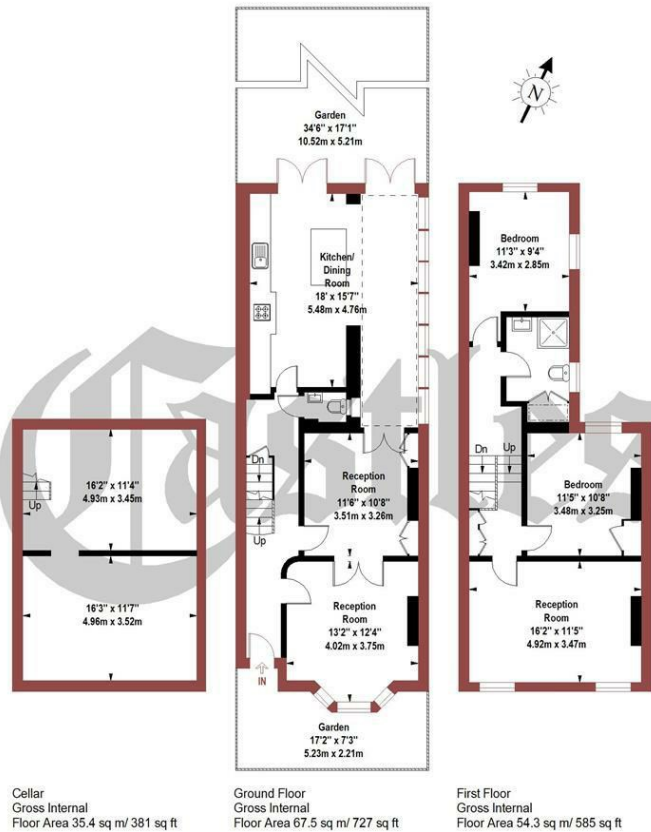




## A guide to the area

AREA GUIDE TEXT

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



The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.



House - Terraced

Freehold

**Council:**

**Council Tax Band:** D

**Lease Remaining:** n/a

**Service Charge:** n/a

**Ground Rent:** n/a

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



### OFFICE ADDRESS

44 Lower Clapton Road  
Hackney  
London  
E5 0RN

### OFFICE DETAILS

020 8985 0106  
hackney@castles.london  
<https://www.castles.london/>

