



LOCKHURST STREET, HACKNEY

Offers In Excess Of £1,650,000 Freehold
4 Bed House - Mid Terrace

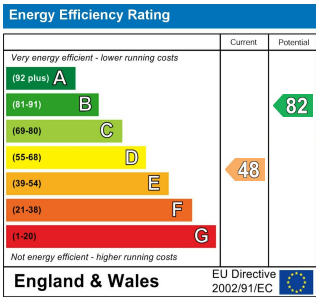
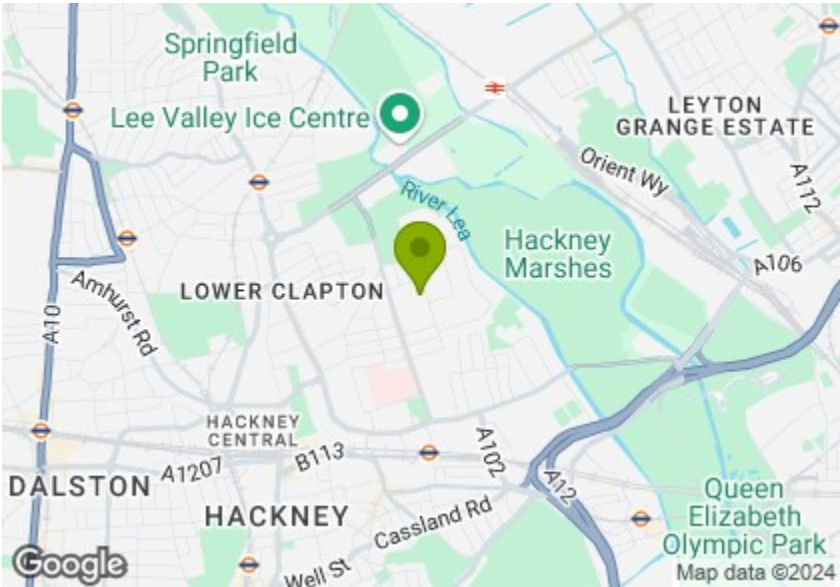


Features:

- Victorian House
- Four Bedroom House
- Arranged Over Four Floors
- Over 1700 sq.ft
- Beautifully Renovated
- Garden Studio with Bathroom and Sauna
- Located in the Heart of Clapton
- PP Granted to Build an Extra Room Above the First Storey Extension

A beautifully renovated, two bathroom, four bedroom family home. Arranged over four floors, with 1700 square feet of luxurious living space and a wonderful garden studio with bathroom and sauna. Perfectly located in the heart of Clapton.

Homerton Overground station is within easy walking distance, where you'll find direct trains to Camden Town and Hampstead Heath. Or you can walk a few minutes further to Hackney Downs station, for Overground services to Liverpool Street in less than ten minutes.



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IF YOU LIVED HERE...

As you approach your home, you've a choice of two different entrances to the lower and upper ground floors. On your lower ground floor, you'll find a vast, 510 square feet of open plan kitchen, diner and reception room. Immaculate chevron timber flooring runs underfoot, there are two integrated chef's ovens, plenty of bespoke storage units and the large frontal aspect bay window, skylight and rear sliding doors add an abundance of natural light. Stepping out onto your gorgeous, South facing patio, steps lead you over a stretch of lawn to the entrance of your garden studio. A large, wonderfully secluded, timber clad, creative space with a beautiful sauna and contemporary rainfall shower room.

Back inside and up to your upper ground floor, you'll find another handsome, 255 square foot reception room. With original oak floorboards, an open hearth and another bright bay window to the front. Next door, your stylish family bathroom features a heated towel rail, glossy pale grey wall tiles and a shower over the double ended tub. A generous double bedroom sits at the rear, with a large built in wardrobe and a unique corner window that overlooks the garden. Up on your first floor there are two more double bedrooms, the frontmost with a charming set of double sash windows, exposed brick feature walls, bespoke timber shelving and storage, and two bright skylights overhead.

The rear double bedroom has more of those beautiful original floorboards and peaceful garden views. Your magnificent, second floor loft features a spacious, 120 square foot bedroom with pale engineered hardwood flooring, a widescreen window with treetop views, a custom made sliding door wardrobe and a skylight overhead. Next door, sits your contemporary wet room decked out with a triple set of skylights,

pale grey oversized tiling, oversized stroll in shower and deep double ended tub. Finally, you have planning permission in place for another bedroom to the rear, should you wish it.

Lockhurst Street is a singular street with a warm and safe feel that speaks to the many families that live in the houses along it. Within easy reach is the Queen Elizabeth Olympic Park and all its many facilities, such as the London Aquatics Centre and Lee Valley Hockey and Tennis Centre. As well as brilliant boutique shops such as Triangle, and the award winning pottery studio that opens its doors for flash studio sales on Lockhurst Street from time to time. There are plenty of great eating and drinking establishments for you to visit along nearby Chatsworth Road. Nobody Asked Me is a fabulous wine bar, there's family friendly Venerdi and exquisite modern dining at Leo's

WHAT ELSE?

- Hackney School of Food is a hugely popular hub for kids across the borough to learn food and nutrition in an incredible kitchen garden, Stoke Newington Cricket Club training takes place for all age groups on the marshes throughout the summer, and the brand new Lee Valley Ice Centre is a short canter along the canal past the Victorian water filter beds
- There are also some excellent primary and secondary schools in your local area. Twenty nine schools sit close by and many of the children on the street attend Outstanding Secondary schools such as Mossbourne Community Academy and Clapton Girls.
- It's worth checking the listings at The Castle Cinema, a nearby independent movie theatre that screens everything from thrillers to world cinema and National Theatre Live in the sumptuous surroundings of a fully restored 1920s cinema.



A WORD FROM THE OWNER...

"We have lived here for 7 years and will be sad to leave. It's close to everything; parks and tennis courts, the running routes of the marshes and the cafes and bars along the canal to Hackney Wick and Stratford. There is even a pottery studio that opens occasionally on the street and a mid-century furniture shop that opens on a Saturday near the Princess of Wales, a pub which is great for Sunday roasts on the canal. Horse riding and ice skating is close by at the newly opened Lea Valley centre and there are tennis courts galore at Millfields and in the Olympic park. Chatsworth Road is on our doorstep and its Sunday market is getting better all the time, the Sri Lankan stall on a Sunday is our favourite. Otherwise the daily offering from ramen at Men to upmarket Italian at Leo's, which is really great for lunch and tiramisu leaves us spoilt for choice. A cocktail with a film at Castle Cinema is often enjoyed. We're also blessed with bakeries now with Fika and Doree & Go close by selling next level pastries and sourdough and L'Epicerie is always on hand for the best humus in town. Morgans, brilliant butchery opened last year meaning we no longer have to venture out of Chatsworth Road for a roast chicken. The beautiful garden is so tranquil and south facing and the light pouring into the kitchen is unbeatable, everything in the garden grows and grows. The plants and trees that we landscaped 3 years ago are now really taking shape and blooming. It's still fun to walk across the garden to and from the sauna in the evening. The top of the house offers views across the rooftops of Clapton towards central London. You can see flypasts over Central London in the summer and fireworks in the autumn. The

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Kitchen/Dining/Reception Room
14'6" x 35'9"

Utility

Reception Room
11'1" x 23'1"

Bathroom
4'6" x 5'5"

Bedroom
9'3" x 11'9"

Bedroom
9'4" x 11'1"

Bedroom
14'7" x 11'5"

Bedroom
14'7" x 8'11"

Garden
approx. 16'0" x 35'9"

Garden Room
9'3" x 11'9"

WC/Shower
4'9" x 5'0"

Sauna
4'7" x 6'2"



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