

SEWDLEY STREET, LOWER CLAPTON

Offers In Excess Of £1,250,000 Freehold

3 Bed House



Features:

- Three Bedroom House
- Beautifully Presented
- Arranged Over Two Floors
- Ground Floor Extension
- Family Bathroom and WC on Ground Floor
- Millfields Park Location
- West Facing Garden
- Planning Permission for Rear Roof Extension

Situated just moments from the buzz of Chatsworth Road, this stunning three-bedroom home has been renovated with style and imagination so that the contemporary design enhances the original features, resulting in a bright and joyous space. As well as the bedrooms, highlights include the spacious double-reception room, envy-inducing kitchen extension, striking first floor bathroom and ground floor WC, and landscaped rear garden.

The Lower Clapton location means you've got as much access to sprawling nature as you have brilliant bars and eateries, while public transport is also excellent, putting you in easy reach of the whole capital.

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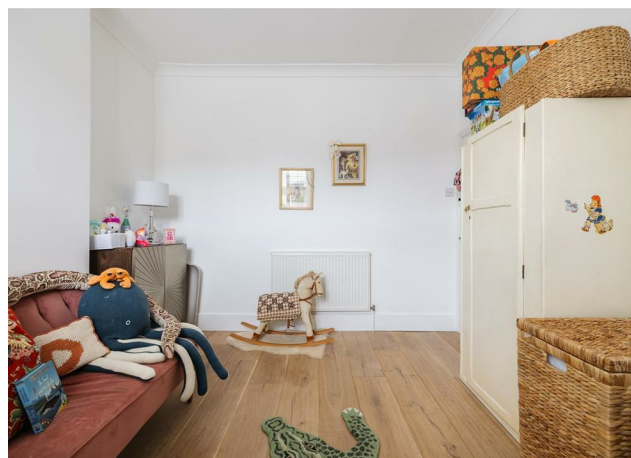
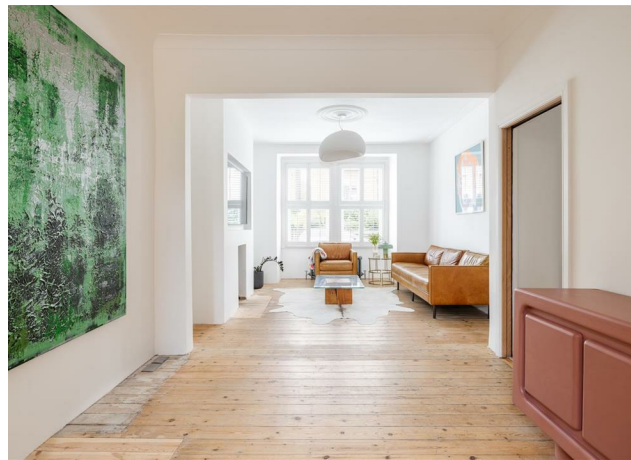
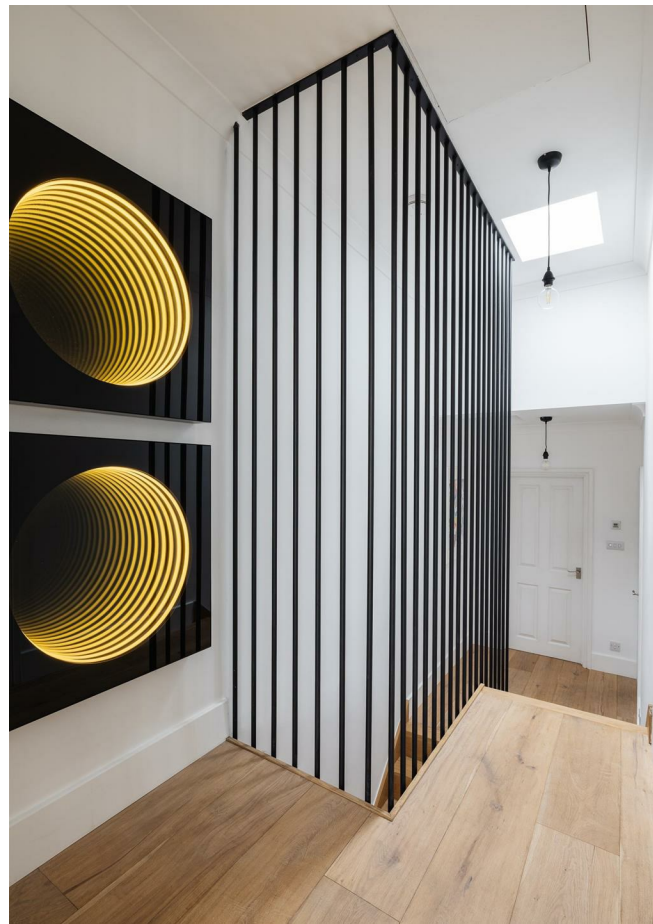
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IF YOU LIVED HERE...

You'll love the level of consideration that went into restoring this home - every inch is immaculate. And because the design is so timeless, it will still have the wow-factor in many, many years to come.

Head through your vintage-style door and into your immaculate hallway, where visitors will be greeted with a taste of things to come, such as the cast iron radiator and pristine decor. To your right, the reception space is a light-filled space that juxtaposes original features such as the timber flooring with contemporary touches such as the bespoke shutters.

At the rear, the kitchen-diner extension is a masterpiece of architectural design, and a dream for entertaining. Light floods in from the generous doors and skylight to highlight the considered fittings, including the high quality appliances, gorgeous stone kitchen island, exposed brickwork and impressive cabinets. Don't forget your ground floor WC, extra convenient when you're enjoying time in the lovely landscaped rear garden.

Head up your impressively designed staircase to your first floor and you'll find three beautiful bedrooms, with more considered touches, and a stunning family bathroom, with a walk-in shower and bathtub.

As for the area, while Sewdley Street is leafy and residential, you've got some of East London's top rated amenities right on your doorstep - in fact, Chatsworth Road is so popular, it attracts visitors from across the capital and beyond. You've even got one of London's coolest movie theatres, the Castle Cinema, mere minutes away - grab a drink at the bar there and enjoy one of the latest flicks without worrying about the schlep home. Or take a short stroll to Lower Clapton Road, where you'll find even more action, from the dim sim institution My Neighbours the Dumplings to the much lauded Vietnamese Hai Cafe. As well as these much-loved haunts, you'll find exciting new ventures constantly cropping up and keeping you on your toes, so exploring will never get boring.

WHAT ELSE?

- Despite all the urban buzz, this area has a surprisingly large amount of green space. As well as Millfields Park and Hackney Marshes, Victoria Park is accessible on foot, and home to some internationally renowned festivals including All Points East Festival and Field Day.

- Transport is plentiful in this area with some excellent bus routes nearby, as well as Clapton station, which is served by the Overground route to London Liverpool Street.

- You've got a brilliant choice of local takeouts, but surely unpacking calls for a delivery from Yard Sale Pizza - one of our favourites.



A WORD FROM THE OWNER...

"Situated on one of the quietest roads in Hackney with the loveliest of neighbours. Very easy access to local parks including Millfield's Park (quite literally on your doorstep) Hackney Marshes and Victoria Park. Short walk from the Princess of Wales pub situated on the canal for an amazing roast. Chatsworth road on the next street with a wide range of boutique shops, Stone Bros for the best coffee in town and a Sunday market with the finest flowers to choose from. Walking distance from the outstanding Rosemary Works nursery and in the catchment area for Rushmore Primary school, along with private schools such as Forest and Gatehouse buses stopping a thrown stone away."

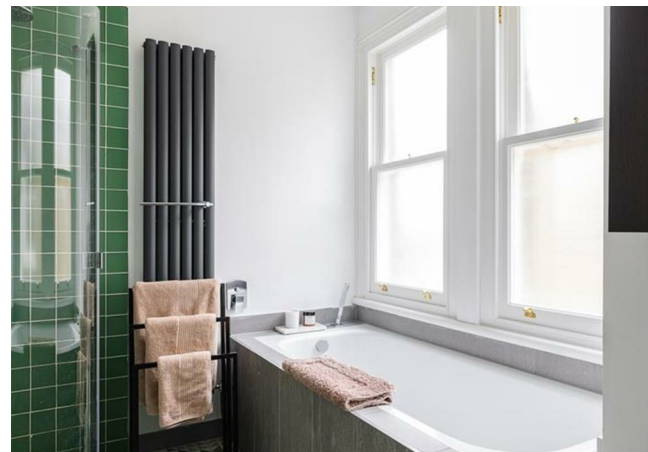
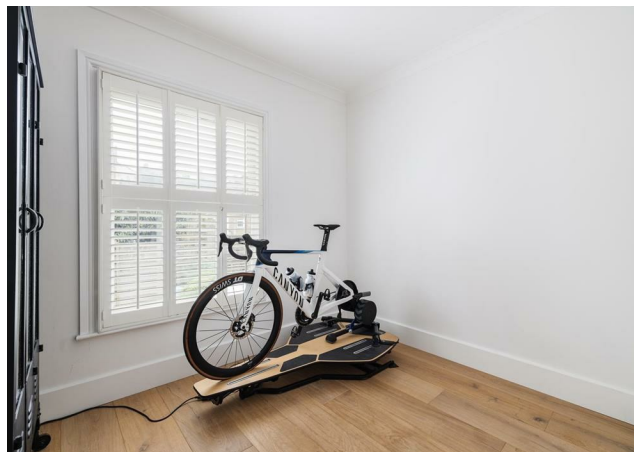
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Reception
12'0" x 27'3"

Kitchen
15'7" x 19'7"

WC

Bedroom
16'0" x 14'7"

Bedroom
10'3" x 12'2"

Bedroom
10'3" x 15'5"

Bathroom
7'5" x 11'2"

Cellar
5'5" x 19'8"

Garden
approx. 16'4" x 38'8"



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