

LOVE
LIVING



29 Caldecott Way, London, E5 0DA

£525,000





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- Maisonette over first and second floors with private front entrance
- Close to shops, restaurants, schools, and transport links (Clapton/Hackney Downs)
- Family bathroom with bath and separate shower
- Kitchen/dining area at rear with white units and natural light
- Close to Chatsworth Road
- Overlooks Millfields Park in quiet Lower Clapton location
- Large storage cupboard and private front garden
- Two double bedrooms (one with park views) on second floor
- Spacious reception room with wooden floors

The Home -

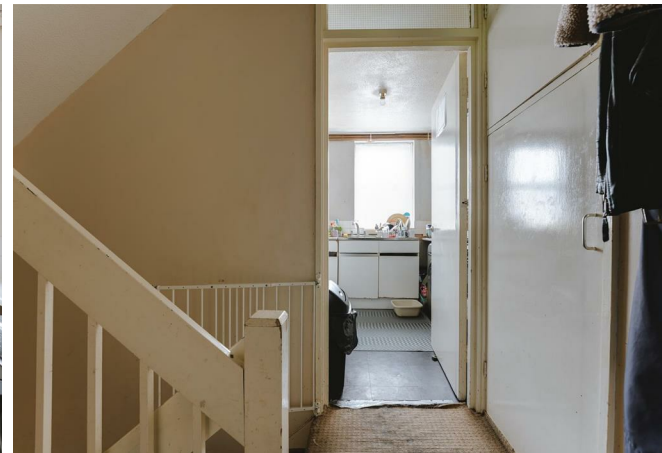
This bright and spacious two-bedroom split-level maisonette on Caldecott Way offers excellent proportions, lovely views across Millfield's Park and a private front garden in a prime Lower Clapton location moments from Chatsworth road providing an amazing range of places to eat, drink and shop. This is a great project for someone to turn in to an amazing home.



The Indoors

This well-proportioned maisonette is arranged over the first and second floors with its own front entrance, providing a practical and versatile layout. The first floor features a generous reception room with wooden flooring and large windows offering beautiful views directly over Millfields Park. It flows seamlessly into the kitchen at the rear, which has plenty of space for dining and everyday family life, along with white units and good natural light. On the second floor there are two good-sized double bedrooms (one also benefiting from park views) and a family bathroom with bath and separate shower area. The ground floor entrance provides useful storage with a large cupboard, plus direct access to the front garden. Throughout the property you'll find wooden floors on the upper levels and solid bones with great potential for cosmetic updates (new kitchen, bathroom refresh and decoration) to suit your taste.

The Outdoors





A lovely private garden at the front with space for seating, planting and enjoying the leafy outlook.

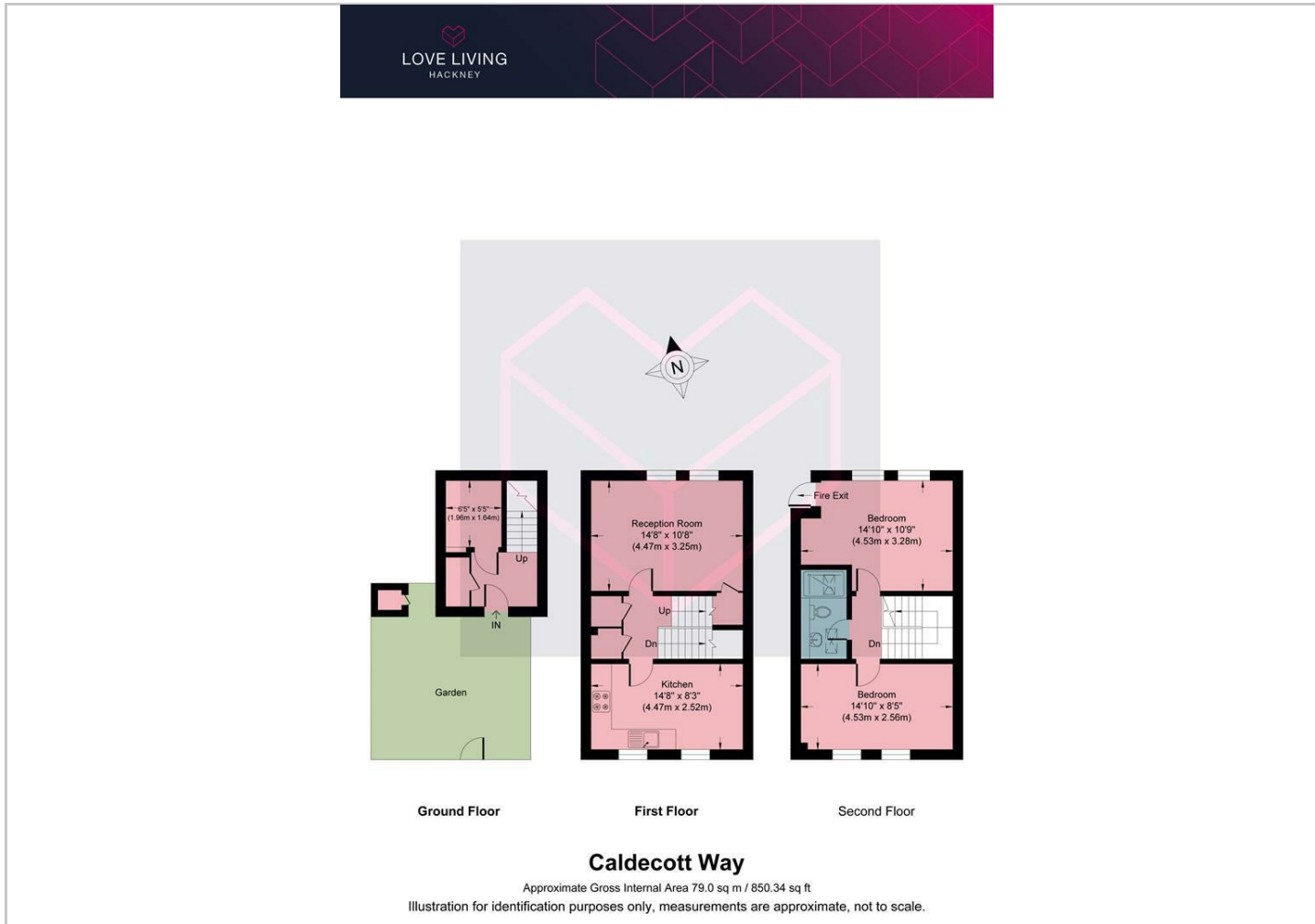
Loving the Location

Caldecott Way is a quiet residential street in Lower Clapton, directly overlooking Millfields Park and moments from Chatsworth Road, offering many independent shops, cafes and restaurants, including Ramen cafe Men and specialist suppliers L'epicerie 56. 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 nearby in Lower Clapton. The Elderfield 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. Millfields Road sits in the catchment area many fantastic primary and secondary schools, including Rushmore primary, Millfields community school and Clapton girls academy. The closest stations are Clapton Overground and Hackney Downs, which offers direct lines to Liverpool Street in under ten minutes. Hackney Central offers lines to Stratford and, Highbury & Islington.





Floor Plans



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		

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.

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