LOVE
LIVING

97b Downs Park Road, London, E5 8JE

£2,400 Per month

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97b Downs Park Road

London, E5 8JE

- Beautiful first-floor Victorian conversion
- Three original arched sash windows with leafy outlooks
- Bespoke-style dark timber kitchen with integrated appliances
- Peaceful double bedroom overlooking the rear
- Bright open-plan kitchen, dining and living room
- Carefully curated interiors with limewashed walls and rich timber finishes
- Private decked terrace
- Moments from London Fields, Dalston & Hackney Central

The Home -

Occupying the first floor of an elegant Victorian building on the corner of Downs Park Road, this beautifully considered one-bedroom apartment combines impressive proportions with a rich, characterful palette. Three striking arched sash windows flood the open-plan living space with natural light, framing leafy views and giving the apartment an immediate sense of volume.

The interiors have been thoughtfully curated, where warm limewashed walls, dark timber cabinetry and rich wood flooring create a calm, tactile atmosphere. Every finish has been carefully chosen, resulting in a home that feels both contemporary and quietly distinctive.

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The Indoors

The heart of the apartment is a beautifully open kitchen, dining and living room extending over 19ft in length. Three original arched sash windows span the width of the room, filling the space with changing light throughout the day while creating a wonderful backdrop for everyday living and entertaining.

The kitchen has been designed with simplicity in mind, featuring full-height stained timber cabinetry, white base units, timber worktops and integrated appliances. The dining area sits comfortably between the kitchen and living room, allowing the space to function effortlessly whether hosting friends or enjoying quieter evenings at home.

The bedroom continues the apartment's warm, cocooning aesthetic, with rich earthy tones creating a restful retreat. A large window overlooks the rear of the building, while built-in storage makes excellent use of the space.

The bathroom is finished in crisp white tiling with a full-sized bath and overhead shower, offering clean, timeless styling.

The Outdoors

A private decked terrace extends the living space outside, providing a peaceful spot for morning coffee, summer evenings or a collection of potted plants. Surrounded by mature trees, it feels remarkably secluded despite its central location.

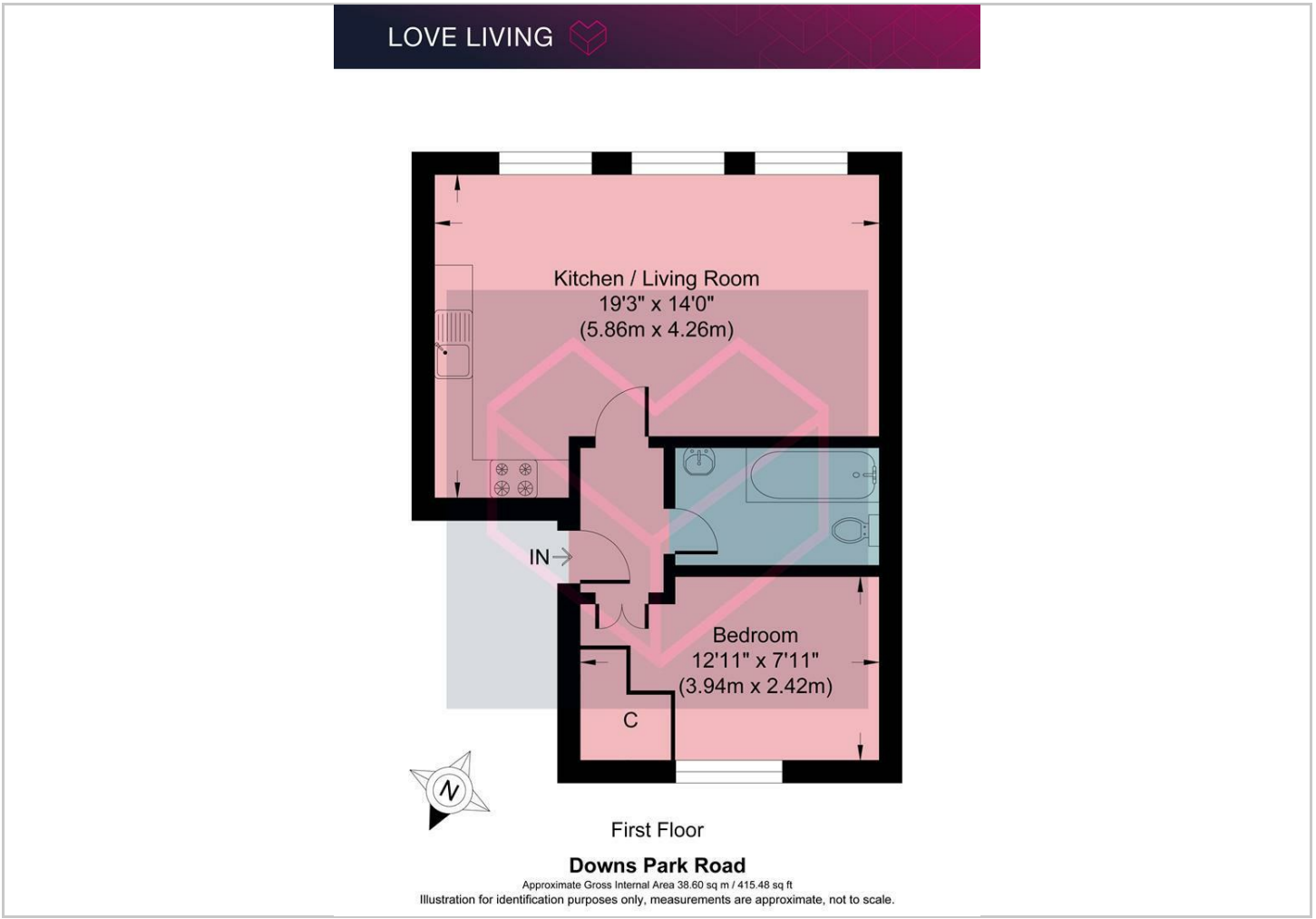
Loving The Location

Downs Park is located opposite Hackney Downs Park which has tennis and Basketball courts. Chatsworth Road, which runs north from Homerton to Millfields Park and Hackney Marshes, offers many independent shops, cafes and restaurants, including Ramen cafe Men and specialist suppliers L'epicerie 56. The high welfare Morgans Butchery, 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 moments away in Lower Clapton. The Star 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.

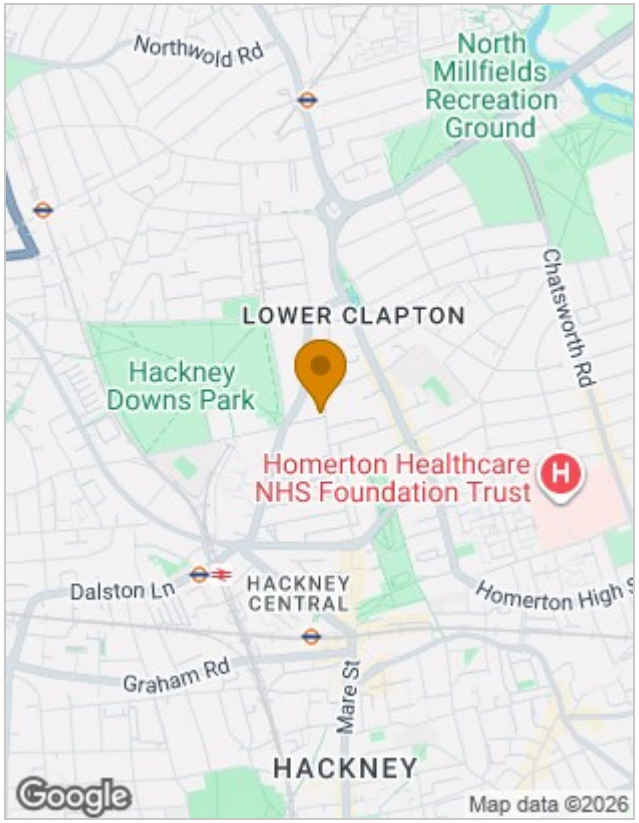
Aside form Hackney Downs Park opposite, Clissold Park, Springfield Park, the Lee Navigation (canal walk), Middlesex Filter Beds Nature Reserve, Woodberry Wetlands nature reserve, and the Stratford Olympic Park, to name but a few. Hackney Marshes is a lush green belt 10 minutes on foot and is perfect for a dog walk, summer picnics, and even a visit to see the horses that live there year round! Using the overground you can also visit Walthamstow wetlands nature reserve and be in Epping forest with 20-30 minutes.

The closest stations are Hackney Central overground which offers lines to Stratford and, Highbury & Islington. Hackney Downs and nearby Clapton station offers direct lines to Liverpool Street in under ten minutes.

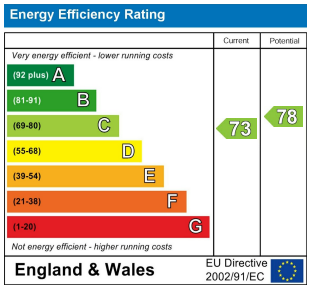
Floor Plans



Location Map



Energy Performance Graph



Viewing

Please contact our Love Living Office on 0203 005 2600 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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