LOVE
LIVING

18 Millfields Road, London, E5 0SB

£1,075,000

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18 Millfields Road

London, E5 0SB

- Approx. 1,238 sq ft arranged across three floors of a former upholstery shop
- Impressive 24ft open-plan kitchen and living space
- Characterful interiors with original timber floors and exposed brickwork
- Large lower-ground cinema room / flexible fourth sleeping space
- Four bedrooms and three bathrooms
- Distinctive corner position with wraparound shuttered windows
- Private first-floor terrace with established planting
- Moments from Millfields Park, Chatsworth Road and the River Lea

The Home -

Occupying a distinctive corner position on Millfields Road, this characterful four bedroom home unfolds across three floors, with approximately 1,238 sq ft of internal space and a wonderfully individual approach to its interiors. A former shopfront with original 1940s signage, recalls the building's past as a local upholsterer and its long-standing connection to Hackney. Its commercial heritage remains an integral part of the architecture, giving the house a character and street presence that feels entirely its own.

The house has the feel of a home that has evolved naturally over time. Original timber floorboards, exposed brickwork, shutters and cast-iron radiators sit comfortably alongside more contemporary interventions, while an unusual former shopfront gives the ground floor an abundance of glazing and a real sense of identity.

A large open-plan kitchen and living space forms the heart of the house, while three bedrooms, two bathrooms and a substantial lower-ground room create a layout that is both practical and refreshingly flexible. A private first-floor terrace adds valuable outside space.

Millfields Road is located in one of Lower Claptons most desired areas, only moments from Millfields Park and Chatsworth Road, which runs north from Homerton to Millfield's Park and Hackney Marshes, offers many independent shops, cafes and restaurants.

£1,075,000

The Indoors

The ground floor is dominated by an impressive 24ft-long kitchen and living room, wrapping around the corner of the building and drawing in light through an extensive run of shuttered windows.

Wide timber floorboards run throughout, bringing warmth and texture to the space. The kitchen is centred around a substantial island with timber worktop and seating for several people, creating an easy divide between cooking, dining and relaxing. Dark-painted cabinetry, marble surfaces, open shelving and exposed brickwork give the room an informal, lived-in quality.

The surrounding windows are one of the home's defining features. Their scale and corner orientation bring light into the room from different directions, while full-height shutters allow the space to become more private when needed.

Upstairs are three bedrooms. The main bedroom has exposed timber floors, built-in mirrored storage and an adjoining bathroom with a freestanding roll-top bath and separate shower. Two further bedrooms provide useful flexibility for children, guests or working from home, with another bathroom completing this floor.

Perhaps the home's most unexpected space lies below. The lower-ground floor contains a room measuring approximately 16'7" x 15'2", currently arranged as a combined cinema room and bedroom. A large rooflight draws natural light into the space, while a wood-burner which goes all the way up into the living room adds warmth and character. Its separation from the main living areas gives it real versatility — equally suited as a guest room, creative studio, playroom or dedicated home cinema.

The Outdoors

Double doors from the upper floor open directly onto a private terrace, creating a secluded spot for eating and relaxing outside.

Timber decking runs beneath a collection of mature planting, with raised planters wrapping around the edges. There is ample room for a dining table and seating, and the established greenery softens the surrounding brickwork beautifully.

The house also has a small enclosed front garden, providing a welcome buffer between the living space and the street.

Loving The Location

Millfields Road is located in one of Lower Claptons most desired areas, only moments from Millfields Park and Chatsworth Road, which runs north from Homerton to Millfield's Park and Hackney Marshes, offers 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.

For green open space, just a short walk away is Millfields Park, Hackney Downs Park, 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.

There are many fantastic primary and secondary schools, including Rushmore primary, Millfields community school and Clapton girls academy all within easy reach.

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.

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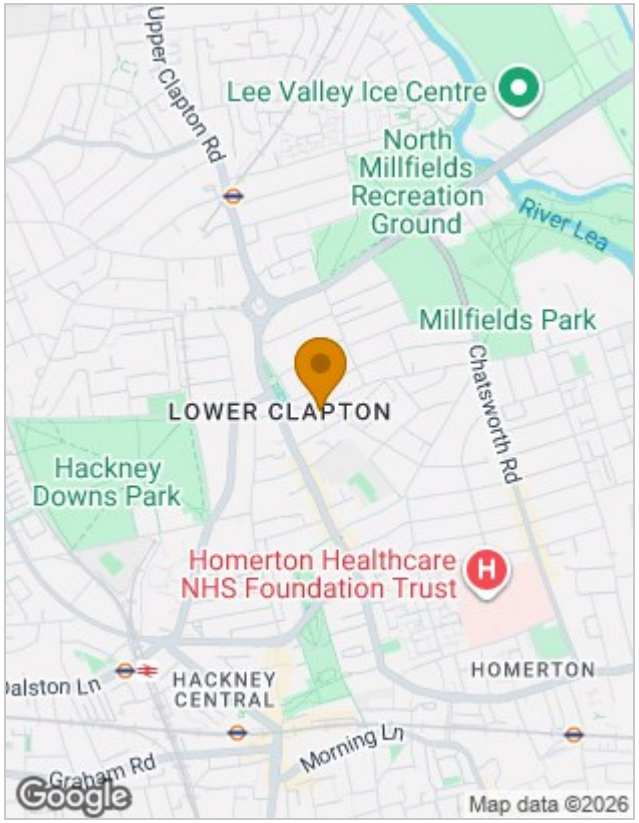
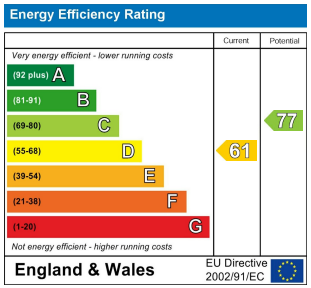
Floor Plans

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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