

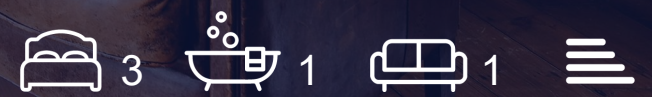


# LOVE LIVING HACKNEY



2 Alfearn Road, London, E5 0SE

£1,150,000





# 2 Alfearn Road

London, E5 0SE

- Three-bedroom Victorian home
- Beautifully renovated bathroom with underfloor heating
- Nest-controlled central heating and modern insulation upgrades
- Excellent transport links to Liverpool Street and beyond
- Original features throughout
- Kitchen with reclaimed wood worktops, bi-fold doors & butler sink
- Southwest-facing garden with side access and bike storage
- Minutes from Millfields Park and Chatsworth Road.

## The Home -

This three-bedroom Victorian home on Alfearn road hosts character with considered modern updates. With light-filled interiors and Farrow & Ball tones, original floorboards, and period features such as ornate Victorian fireplaces and cornicing. The home benefits from underfloor heating in the bathroom, Nest-controlled central heating, and thoughtful storage solutions throughout. With three generous bedrooms, a recently renovated bathroom, and a stylishly designed kitchen opening out through bi-fold doors to a sunny southwest-facing garden, this home is designed for both comfort and entertaining. Alfearn Road is one of Lower Clapton's most loved streets, peaceful and ideally situated. You're just a short stroll to Millfield's Park and Chatsworth Road, home to beloved independent shops, cafes, and a popular Sunday market.



£1,150,000



## The Indoors

Located to your left, the expansive living space is where bay windows bathe the room in natural light. The main living area offers plenty of room for a large sofa and entertainment setup, centred around a stunning original Victorian fireplace. Flowing seamlessly into the adjoining lounge or dining space, this area is perfect for family gatherings, accentuated by elegant cornicing and a continued stream of light from rear facing windows.

The kitchen is a warm, welcoming, and thoughtfully crafted space. With reclaimed Pennsylvanian barn oak countertops, a butler sink, Perrin & Rowe taps, and sleek integrated appliances (oven, dishwasher, and fridge-freezer), this space is both functional and beautiful. Painted in Farrow & Ball's "Pink Ground," it's filled with light thanks to an additional window and floor-to-ceiling bi-fold doors that open fully to the garden, extending your living space outdoors.

Beneath the staircase, two built-in units offer practical solutions, one currently used as a laundry/utility cupboard, the other for additional storage.

On the first floor at the front of the house, the main bedroom is a calming. With ample space for a super king bed, this room also features a bay window, an original fireplace, and fitted wardrobes, all finished in signature Farrow & Ball tones.

The second bedroom is a cosy, carpeted room that overlooks the garden and is perfect for guests or a child's room. With space for a double bed, fitted wardrobes and a bright window make it a serene and functional space.

Recently renovated and tiled throughout, the bathroom is as stylish as it is comfortable. Painted in a complementary Farrow & Ball shade, it features underfloor heating, a heated towel rail, a bath with shower head, and beautifully restored sash windows that add both charm and ventilation.

The third bedroom located next door to the bathroom comfortably accommodates a double bed and includes original floorboards, sash windows, fitted wardrobes, and the same soothing colour palette as the rest of the home, ideal for use as a guest room or home office.

## The Outdoors

The southwest-facing garden is perfect for entertaining family and friends. With access from the side street, there's a dedicated space for bike storage too.

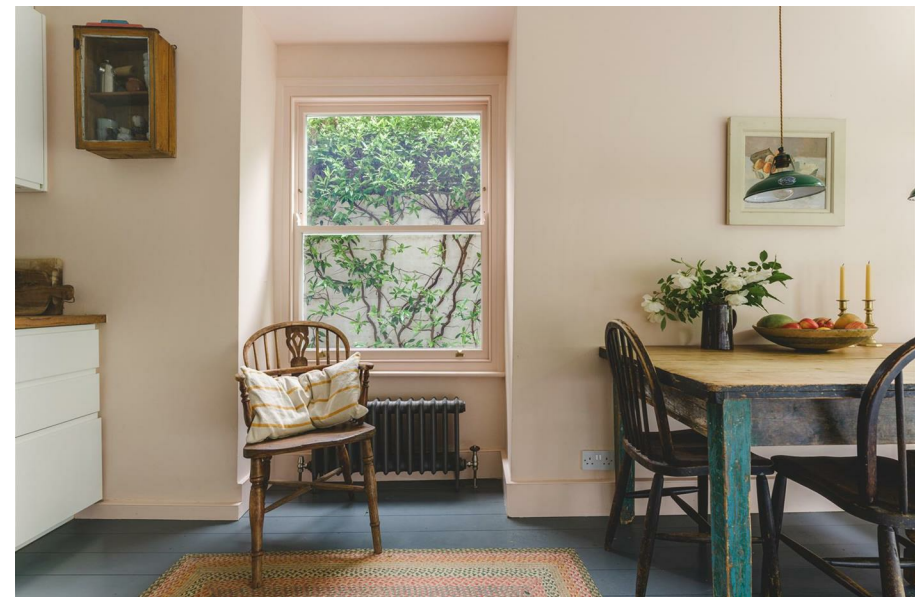


### Loving The Location

Alfearn Road is set on one of Lower Clapton's most loved and picturesque streets. Just moments from the open green spaces of Millfields Park and the lively energy of Chatsworth Road, where you'll find independent shops, cafes, and a fantastic Sunday food market. Local favourites like Ramen café Men, Stone Bros coffee, and the legendary P. Franco wine bar are all nearby, alongside destination spots like The Castle Cinema and Blok Gym. For foodies, The Dusty Knuckle bakery is a cherished local gem.

Families will appreciate the area's strong education offering, Mildenhall Road sits in the catchment for excellent schools including Rosemary Works nursery, Rushmore Primary, Millfields Community School, and Clapton Girls Academy.

Commuting is seamless, with Clapton Overground and Hackney Downs Stations providing direct links into Liverpool Street in under 10 minutes, and Hackney Central connecting easily to Stratford and Highbury & Islington.

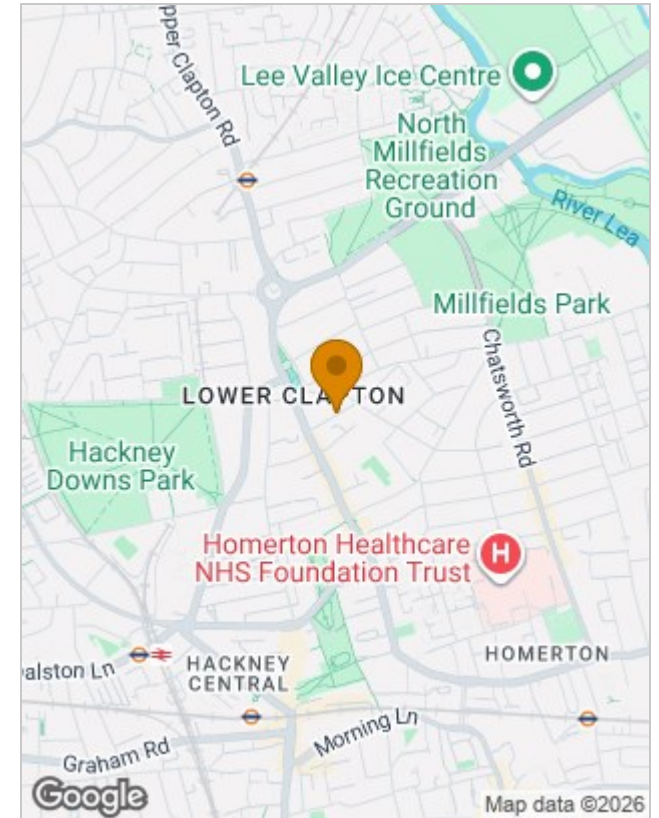




## Floor Plans



## Location Map



## Energy Performance Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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.

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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