



LOVE LIVING  
HACKNEY



135 Clifden Road, London, E5 0LW

£1,300,000





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# 135 Clifden Road

London, E5 0LW

- Characterful, light-filled Victorian home that beautifully balances original period features with clever modern upgrades
- Large fourth bedroom with en suite on the top floor.
- Generous bay fronted reception room with high ceilings and original cornicing
- Three good sized double bedrooms, all with double-glazed sash windows
- Deep built-in storage
- Original fireplaces, cast-iron radiators, and original doors
- Garden studio/workshop with mains electricity for workspace or extra storage
- Moments from Chatsworth Road's cafés, shops, restaurants, market, and independent cinema
- Short walk to Hackney Marshes, Millfields Park, and the River Lea
- Excellent schools nearby: Mossbourne, Clapton Girls (senior), Rushmore & Millfields.

## The Home-

This beautifully presented four-bedroom Victorian terraced house on Clifden Road, Lower Clapton, has been thoughtfully renovated and finished to a high standard throughout, combining original Victorian features with modern style and amenity. The house offers excellent living space, further enhanced by a superb loft extension, immaculate garden and spacious outdoor studio room/workshop. Positioned just moments from Chatsworth Road which offers a fine array of cafes, restaurants and shops. Millfields Park and the River Lea are also a short walk away.



## The Indoors

This characterful, light-filled home perfectly balances original Victorian features with clever modern upgrades.

The ground floor features a generous bay fronted reception room and interconnected dining room with high ceilings, original cornicing, and refurbished original floorboards throughout. To the rear there is a spacious, sociable kitchen with a large breakfast bar, good storage, and plenty of room for family life. The kitchen is practical and well-equipped throughout, with direct access to the garden.

Upstairs, the first floor offers three, good sized double bedrooms, all with double glazed sash windows and a light, sleek, contemporary family bathroom in natural limestone and cherry wood with walk-in shower and separate bathtub, heated mirror and flooring, and modern fittings throughout.

The top floor features an impressive, architect-designed mansard roof extension with zinc exterior, large windows to the rear and deep built-in storage. The extension includes an ensuite bathroom with walk-in shower and terrazzo flooring which feels spacious and luxurious while remaining sympathetic to the original roofline, a brilliant use of space that many similar houses lack. This creates a bright, voluminous fourth bedroom (or versatile home office/guest suite).

Throughout the house you'll find thoughtful, bespoke storage (built-in wardrobes, under-stair cupboards), original fireplaces, cast-iron radiators and original doors. The property is in excellent condition and ready to move into.

## The Outdoors





The exterior of the home is every bit as considered as the interior. The façade retains its original Victorian charm and the front garden features Portuguese laurel hedging, limestone flags and a large bikeshed. The rear garden feels like a private urban oasis with a beautifully landscaped lawn and a generous patio area, bordered with modern fencing (Jacksons): it is ideal for everything from lively BBQs and family gatherings to quiet morning coffees.

Standout features are a mature herb garden and a striking Japanese loquat tree, which brings a lovely natural focal point to the space. With its perfect blend of greenery and natural limestone flags, the garden offers a versatile outdoor area perfect for hosting, playing with children, or simply unwinding. Adding further practicality is a garden studio room/workshop with mains connection, providing convenient powered workspace and/or additional storage at the end of the garden.

### Loving the Location

Nestled on a quiet, leafy residential street in Lower Clapton, you're perfectly positioned for everything Hackney does best. Moments from the independent cafés and shops, brilliant restaurants, buzzing market and independent cinema on Chatsworth Road and the Lower Clapton Road yet tucked away from the noise.

Excellent senior schools are on the doorstep including Mossbourne and Clapton Girls, and several outstanding primaries (including Rushmore primary and Millfield's), and you're a short stroll from Hackney Marshes, Millfields Park, and the River Lea for weekend adventures. London Fields, Victoria Park, and the Olympic Park are all easily reachable, while Homerton Overground and regular buses quickly connect you into the City and beyond.

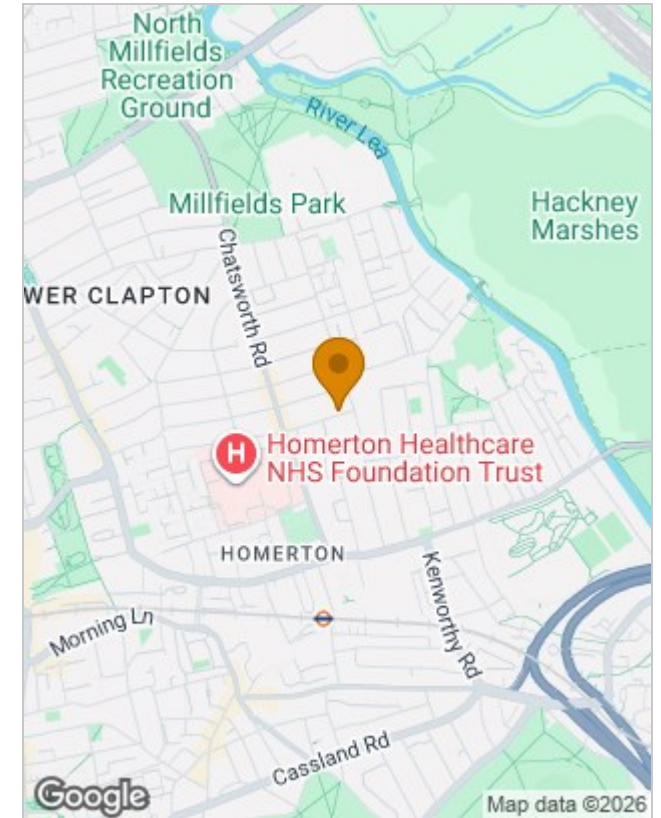




## Floor Plans



## 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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