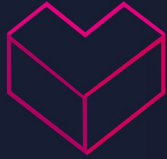


LOVE LIVING



36 Mount Pleasant Lane, Hackney, E5 9DN
£5,000 Per month



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36 Mount Pleasant Lane

Hackney, E5 9DN

- Victorian family home arranged over three floors
- Four bedrooms and family bathroom
- Bright shaker kitchen with solid wood worktops and breakfast bar
- Approximately 70 ft landscaped rear garden
- Approximately 1,600 sqft
- Beautiful original fireplaces, cornicing and timber floors
- Large cellar with excellent storage

The Home -

Occupying over 1,600 sq ft across three floors, this beautifully preserved four double bedroom Victorian home balances original character with thoughtful contemporary updates and is availability for rent. Rich timber floorboards, decorative cornicing and period fireplaces sit alongside a calm palette and carefully considered interiors, while a mature 70ft garden creates an unexpectedly private backdrop. Moments from Millfields Park and the River Lea. it is a home that feels both timeless and effortlessly liveable. Clapton overground station is a four minute walk away offering great access to the city and beyond.



£5,000 Per month



The Indoors

Behind the handsome Victorian façade, the house unfolds across generous, interconnected living spaces that celebrate its original proportions and architectural detailing. The bay-fronted reception room is wonderfully calm, framed by intricate cornicing, an original marble fireplace and warm timber floorboards, with large sash windows drawing in natural light throughout the day. Sliding through to the dining room, original fireplaces, bespoke paintwork and restored floors create a natural continuation of the home's character. Full-height openings connect each room while retaining their individual identity, allowing the ground floor to feel sociable without losing its sense of intimacy.

To the rear, the kitchen is bright and functional, fitted with painted shaker cabinetry, solid timber worktops, a Belfast sink and integrated appliances. A breakfast bar enjoys views over the garden through oversized windows, making it an inviting spot for everyday meals, morning coffee or working from home. A substantial cellar provides excellent storage, workshop potential or scope for future conversion, subject to the usual permissions.

Arranged across the upper floors are four well-proportioned bedrooms. The first floor is home to an impressive main bedroom occupying the full width of the house, where a large bay window, original fireplace and restored floorboards create a wonderfully peaceful retreat. Alongside sits a further double bedroom overlooking the garden and a beautifully finished family bathroom with classic white tiling, separate shower and bath. The second floor offers two further bedrooms, including a spacious top-floor room with bespoke fitted wardrobes and a tranquil outlook across neighbouring gardens. The fourth bedroom is perfectly suited as a nursery, guest room or home office.

The Outdoors



Extending to approximately 70ft, the rear garden feels wonderfully established and private. Carefully landscaped with reclaimed brick paving, mature planting, palms, ferns and evergreen borders, it has a distinctly secluded feel rarely found so close to central Hackney. Multiple seating areas allow the space to evolve throughout the day, from morning coffee outside the kitchen to long summer evenings beneath the trees.

Loving The Location

The immediate area has a fantastic offering of places to eat and drink, notably, The Royal Sovereign pub which is famous for its Pizzas and all round good vibe, the Crooked Billet which has a fantastic garden area in the summer months. A two minute walk away is a 24/hr health and general food shop - World Foods, that includes an on-site butchers. Sodo pizza, and a great coffee shop Mosaic is also a 2 minute walk away. Tesco and pharmacy is a 5 minute walk. P. Franco, Charles Artisan Bread and My Neighbours The Dumplings on nearby Lower Clapton Road. A short walk to the west is Stoke Newington with all it has to offer. The weekly food market on Chatsworth Road is easily reached in around 15 minutes by foot and Hackney Picture House, London Fields Lido and the Grade-II* listed St John at Hackney, an 18th-century chapel and live music venue, are also nearby.

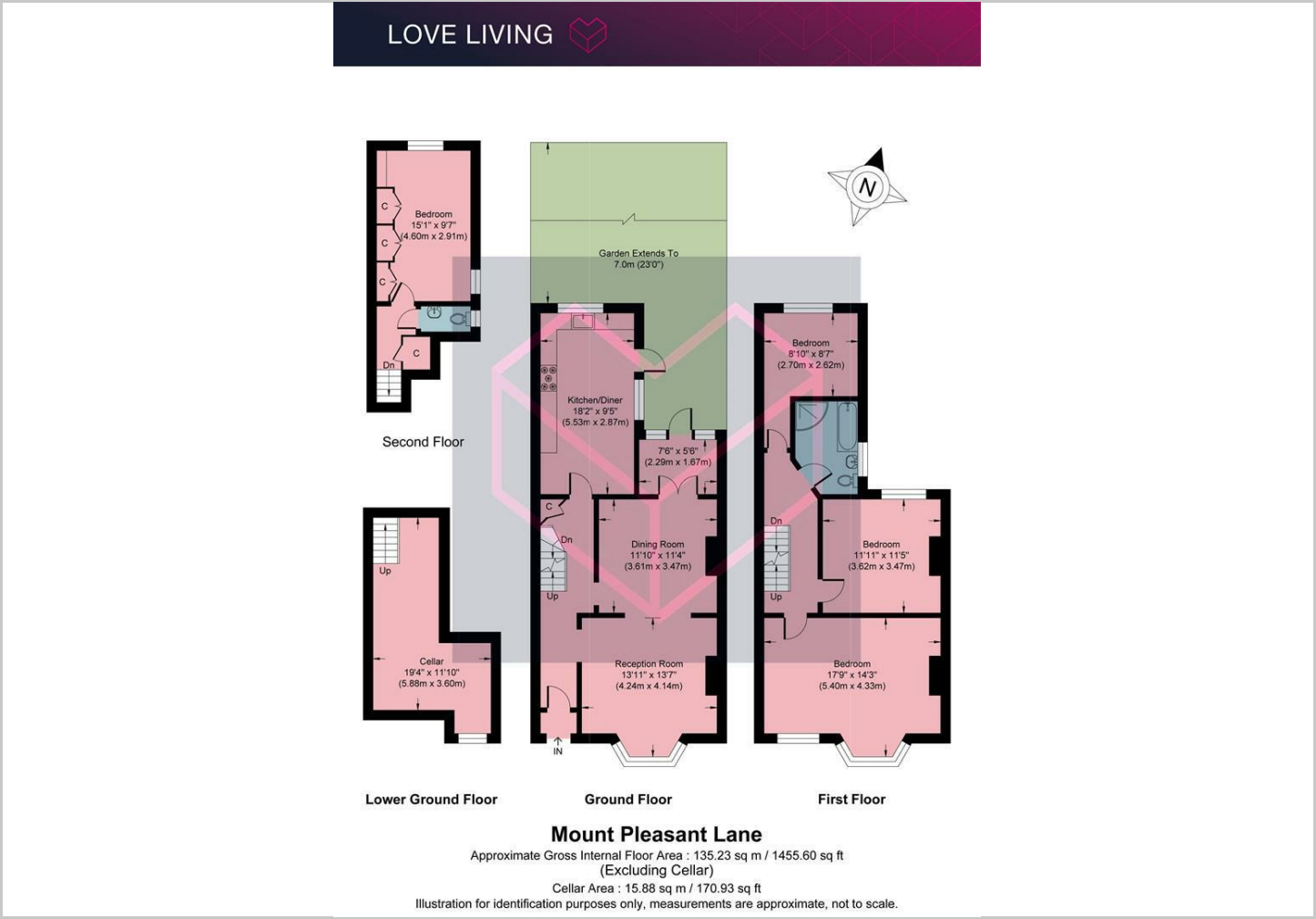
For green open space, just a short walk away is Millfields Park, Hackney Downs Park, Clissold Park, Springfield Park, Markfield Park, the Lee Navigation (canal walk), Middlesex Filter Beds Nature Reserve, Woodberry Wetlands nature reserve, and the Stratford Olympic Park, to name but a few. Hackney Marshes 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 mins.

For transport, Clapton station is a 4 minute walk away and you can be in Liverpool Street in 12 minutes. There are also plenty of good bus connections nearby offering routes to the city and West End.

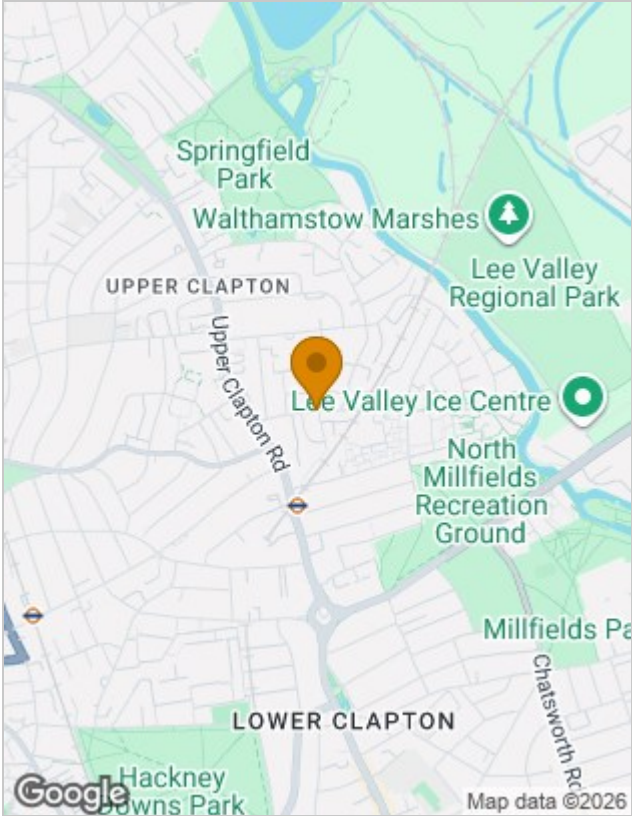




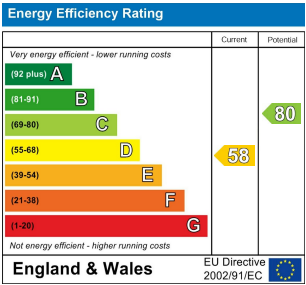
Floor Plans



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.