



# BLURTON ROAD

LOWER CLAPTON, E5 ONL

A RARE OPPORTUNITY TO ACQUIRE AN ATTRACTIVE BUILDING, BENEFITING FROM A  
POSITIVE PRE-APPLICATION FOR DEVELOPMENT TO PROVIDE THREE FAMILY SIZED HOUSES

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Viewing by appointment only.

These particulars are intended only as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page of this brochure.



## EXECUTIVE SUMMARY

- An exciting opportunity to acquire a well-positioned and attractive property situated on a quiet residential street. The asset benefits from a positive pre-application to reconfigure the existing building into three substantial four-bedroom family homes, through the inclusion of a small infill extension.
- The property comprises an attractive redbrick detached house, set on a generous plot of approximately 0.2 acres, located on a popular residential road moments from the vibrant amenities of Chatsworth Road and the open green spaces of Millfields Park and Victoria Park.
- Currently arranged as three self-contained flats, the building offers significant potential for enhancement. The proposed scheme would transform the property into three terraced houses, creating high-quality, family sized accommodation well suited to the local market.
- The design approach has been carefully considered to maximise the existing building's impressive floor-to-ceiling heights and excellent levels of natural light.
- Externally, the existing rear garden is to be retained and sensitively subdivided, providing three private garden spaces, one for each dwelling.
- The building currently extends to an approximate Gross Internal Area of 5,293 sq ft.
- Knight Frank are instructed by the Diocese of London to invite unconditional offers for the freehold interest.
- Available with full vacant possession and no affordable housing requirement.



## THE SITE

- Set within a sought-after residential pocket of lower Clapton, 21 Blurton Road is an attractive period building, currently arranged as three flats.
- Positioned on a quiet, tree-lined residential street, the property benefits from a highly desirable setting surrounded by similar period homes.
- The property has a large private garden, a valuable and increasingly rare feature for period conversions in this location, offering excellent outdoor amenity.
- Internally, the property benefits from impressive floor-to-ceiling heights and retains a number of attractive original features, creating bright and spacious accommodation with considerable character.
- The property is currently arranged to provide three self-contained flats, comprising one two-bedroom unit and two spacious four-bedroom units.
- The building extends to an approximate Gross Internal Area of 5,293 sq ft, providing generous accommodation across all units.
- Existing floor plans are available within the data room for further review.



LOCATION

21 Blurton Road is situated on a quiet residential street in the heart of Clapton, one of East London’s most popular and characterful neighbourhoods.

The area has experienced significant regeneration in recent years and now offers an appealing blend of period architecture, independent businesses and vibrant community life.

The property benefits from excellent connectivity. Hackney Downs and Hackney Central stations are within easy walking distance, providing direct access to Liverpool Street as well as Stratford and Highbury Islington for London underground connections.

The surrounding area is well served by an attractive mix of cafés, restaurants and local amenities, with the popular Chatsworth Road and Lower Clapton Road close by. Residents can also enjoy easy access to a number of green open spaces, including Clapton Common, Millfields Park and the River Lea, offering opportunities for recreation and leisure.

Combining strong transport connections, appealing local amenities and an established residential setting, Blurton Road provides an enviable location well suited to modern city living.



View of Regents Canal



Coffee Shop by Millfields Park



Chatsworth Road



Clapton Church



Aerial view of Victoria Park

TRANSPORT AND CONNECTIVITY

21 Blurton Road is exceptionally well connected, offering residents convenient access to Central London, the City, Canary Wharf and beyond via a choice of rail, bus and road networks.



**Rail:** Hackney Downs and Hackney Central stations are both within walking distance of the property. Together these stations provide excellent connectivity into Central London, making the location highly attractive for commuters.

Hackney Downs offers frequent direct rail services to London Liverpool Street in around 7 minutes with trains running every few minutes.

Complementing this, Hackney Central is serviced by the London Overground, providing fast connections to both Highbury & Islington and Stratford, where passengers can access the Victoria, Elizabeth, Central and Jubilee underground lines.

Liverpool Street offers immediate access to the Central, Circle, Hammersmith & City and Metropolitan lines, as well as National Rail services and the Elizabeth line, allowing fast onward travel across London.



**Bus:** The area is served by numerous TFL bus routes, with stops located within a short walk of the property, providing regular and reliable services across East and Central London.

Key routes include 38, 55, 253, 254 and 425, offering direct access to major destinations such as the City of London, Islington, Stratford and Canary Wharf all in under 40 minutes.



**Road:** Blurton Road benefits from convenient access to key arterial routes, including the A107, A10 and A12, providing efficient connections by car across London and to the wider road network. The location offers particularly strong east-west accessibility and benefits from proximity to multiple strategic routes.



**Airport:** The property benefits from excellent access to London’s major airports via strong rail links.

London City, Stansted, Luton, Heathrow and Gatwick Airports can all be reached in under an hour. The location is perfectly well suited to frequent travellers, offering fast and straightforward connections to all major airports.



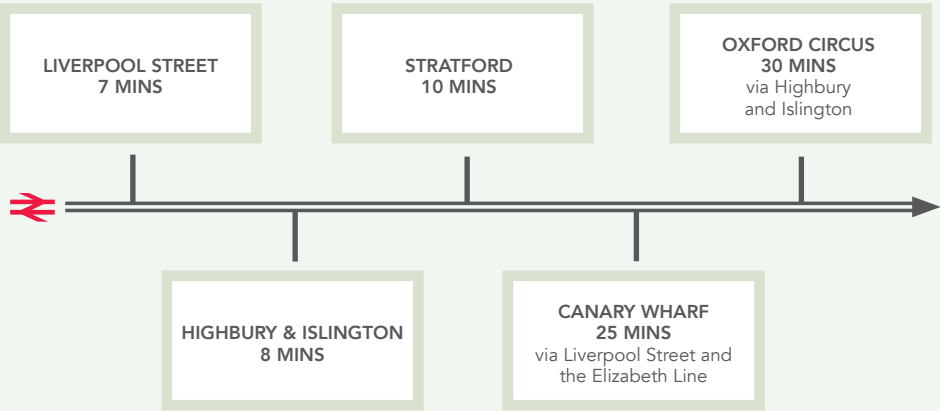
Hackney Central Station



Hackney Downs Park



Hackney Downs Station



All times are for indication purposes only and should not be relied upon.

PROPOSED DEVELOPMENT

- The property currently comprises three residential units, arranged as one two-bedroom apartment and two generous four-bedroom family home.
- A positive pre app response has been received from London Borough of Hackney in April 2026. The proposed development presents a compelling opportunity to comprehensively reconfigure and enhance the property, including a small infill roof extension, to deliver three high-quality, four-bedroom family houses. Each home has been carefully designed to provide generous internal accommodation suited to contemporary family living.
- The existing rear garden will be retained and thoughtfully subdivided to create three private gardens, one for each dwelling. This will result in an excellent provision of high-quality private amenity space, significantly enhancing the appeal of the proposed homes.

| Unit   | Location                                  | Unit Size (Beds) | Unit Size (sq m) | Amenity Space (sq m) |
|--------|-------------------------------------------|------------------|------------------|----------------------|
| Unit 1 | Ground, First and Second Floors           | 4BP              | 176.4 sq m       | 216 sq m             |
| Unit 2 | Ground, First and Second Floors           | 4BP              | 138.4 sq m       | 110 sq m             |
| Unit 3 | Basement, Ground, First and Second Floors | 4BP              | 178.4 sq m       | 184 sq m             |

Below shows the unit mix and areas of the proposed units:

- The majority of the physical works to the building relate to internal re-configuration, however some external alterations are proposed which are summarised below:
  - Side elevation - minor extension to infill the area between the pitched roofs at second floor level.
  - Rear elevation - removal of staircase descending from the first floor to the ground floor level.

The proposed design is high quality and reflects the character and appearance of the existing building. All planning documentation can be found in the data room.



PROPOSED FLOOR PLANS

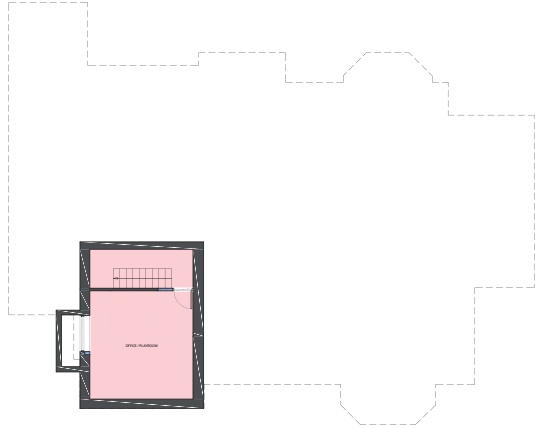
| Proposed Accommodation Schedule |                     |                |
|---------------------------------|---------------------|----------------|
| Unit                            | Area                | Type           |
| 1                               | 176.4m <sup>2</sup> | 4 Bed 8 Person |
| 2                               | 138.4m <sup>2</sup> | 4 Bed 8 Person |
| 3                               | 178.4m <sup>2</sup> | 4 Bed 8 Person |

Block Floor

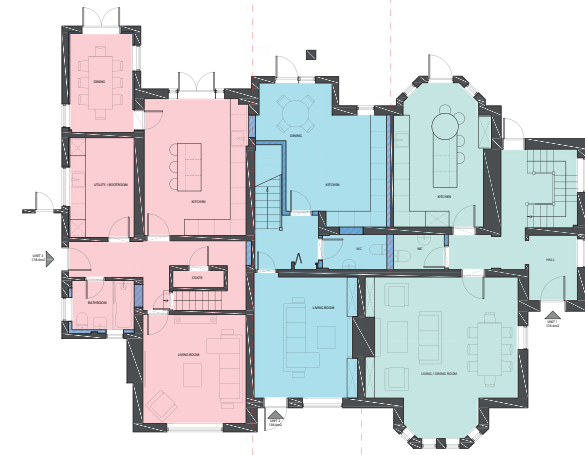


All plans are for illustrative purposes only and not to scale.

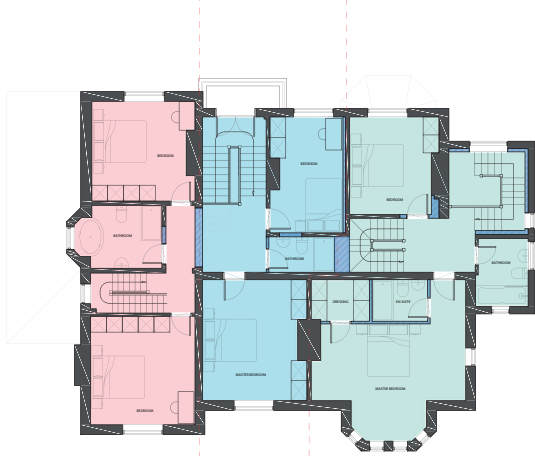
Basement



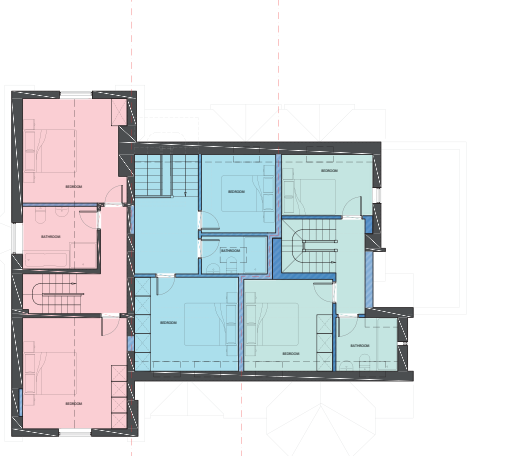
Ground Floor



First Floor



Second Floor

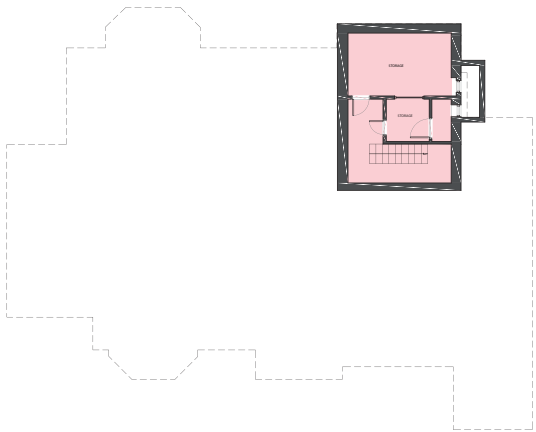


EXISTING FLOOR PLANS

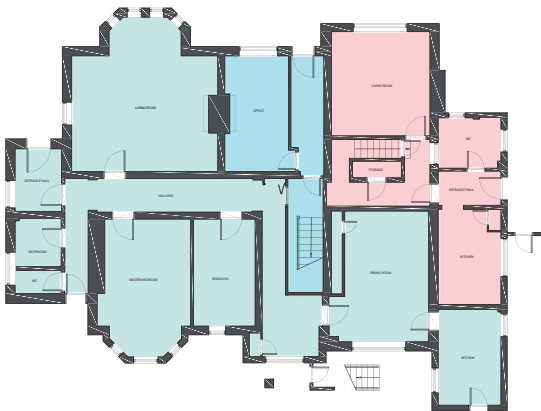
| Existing Accommodation Schedule |                     |                |
|---------------------------------|---------------------|----------------|
| Unit                            | Area                | Type           |
| 1                               | 126.8m <sup>2</sup> | 2 Bed 4 Person |
| 2                               | 188.3m <sup>2</sup> | 4 Bed 8 Person |
| 3                               | 176.7m <sup>2</sup> | 2 Bed 4 Person |



Basement



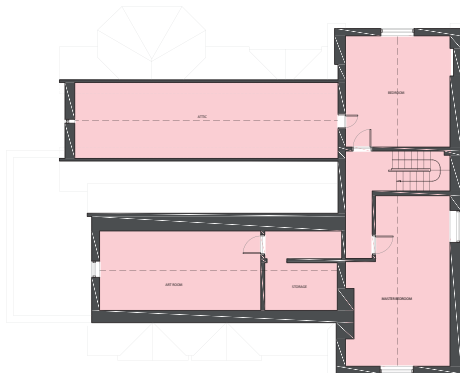
Ground Floor



First Floor



Second Floor



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FURTHER INFORMATION

TENURE

The property is held freehold under title number EGL574782. Copies of the Land Registry documents are available in the data room.

LOCAL AUTHORITY

London Borough of Hackney.

INSPECTION

The property may be inspected by prior appointment through the vendor's sole selling agents, Knight Frank LLP. Prospective purchasers should be aware that inspections are made entirely at their own risk and no liability is accepted by the vendor or their agent.

METHOD OF SALE

Preferred offers are invited for the freehold interest, on an unconditional basis.

VAT

The site is not elected for VAT.

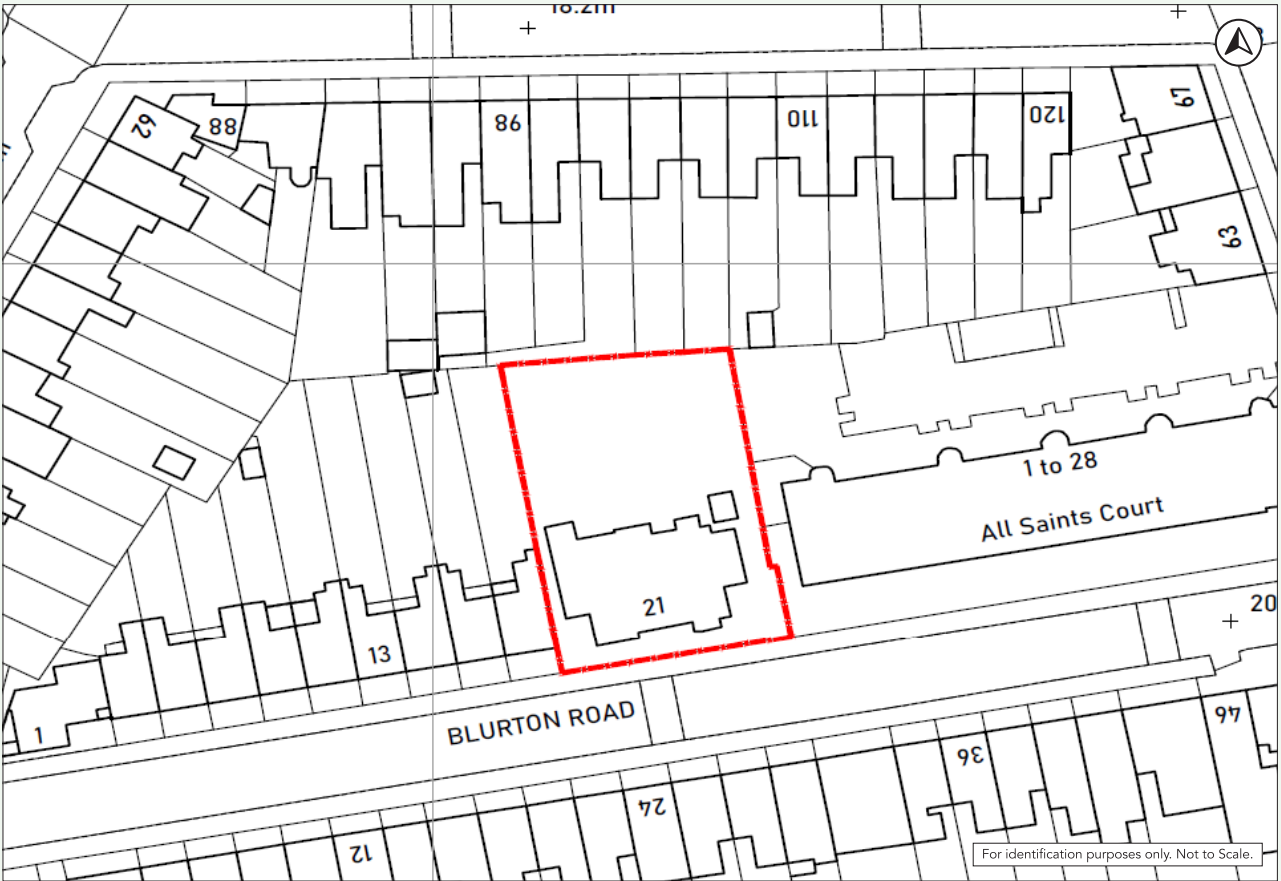
OTHER INFORMATION

Please see the dedicated website for the following information:

- Floor Plans
- Planning Documentation
- Site Plan
- Title Documentation

DATA ROOM

Please contact [alice.serby@knightfrank.com](mailto:alice.serby@knightfrank.com) for data room access.



## CONTACT US

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