



LOVE LIVING
HACKNEY



Flat 189, Wrens Park House Warwick Grove, London, E5 9LR

Offers in excess of £425,000



3



1



1





Flat 189, Wrens Park House Warwick Grove

London, E5 9LR

- Fourth Floor
- Peaceful views over the communal garden
- Light filled interior
- Pram shed - excellent for bike storage
- Passenger lift
- Parquet flooring
- Three double bedrooms
- Close to Springfield and Millfields Parks

The Home –

Located in a peaceful and well-maintained estate in Clapton, Wrens Park is a generously sized three-bedroom flat, the largest layout available in the block. The building is home to just 25 apartments, five per floor but fosters a calm, community-focused environment. Residents benefit from communal gardens with fruit trees, recent solar panel installation, and excellent transport links, just minutes from Clapton Overground Station. The property sits in the catchment of the Ofsted-rated 'Outstanding' Southwold School, with additional nearby nurseries and children's centres.



The Indoors

As you step into the flat, you're welcomed by a hallway fitted with character-rich reclaimed parquet flooring and a stylish, warm touch that leads you through the home.

Opposite the kitchen is the spacious living area, fully carpeted for comfort. There's plenty of room for a cosy sofa setup, a TV/media station, and even a small dining table for more formal meals or entertaining guests. The room is well-lit, thanks to large windows that overlook the serene communal garden.

The kitchen is tiled throughout, with ample worktop space and plenty of cabinetry for your cookware and pantry items. It features a recent re-tile, adding a fresh and modern finish. This room enjoys plentiful natural light from the windows, and there's enough space for a dining nook.

Included are a built-in cooker and hob, making it a practical and attractive space for home cooking.

To your left and right at the entrance of the hallway are two well-sized bedrooms, each offering generous natural light and quiet views of the gardens or garages. These rooms can comfortably host double beds and wardrobes, making them ideal as children's rooms, or even home offices.

As you continue, the main bathroom is on the left. This space features a modern bathtub with overhead shower, a heated towel rail, and sleek, contemporary fixtures. A window lets in natural light, keeping the space bright and fresh. Directly across the corridor, to your right, is the third bedroom, another adaptable space that could serve as a guest room, study, or creative studio.

Next to the bathroom, also on the left, you'll find a separate W/C, a practical feature for households. There are also clever storage solutions here, with fitted birch plywood cabinetry and shelving and enough space to fit a washing machine, making it a compact but functional utility spot.

The Outdoors





The communal garden is substantial and beautifully maintained, dotted with fruit trees and space for growing vegetables. It's ideal for kids, BBQs, or a bit of gardening therapy. Residents also have access to annual parking vouchers, and affordable visitor passes for guests and tradespeople.

Loving The Location

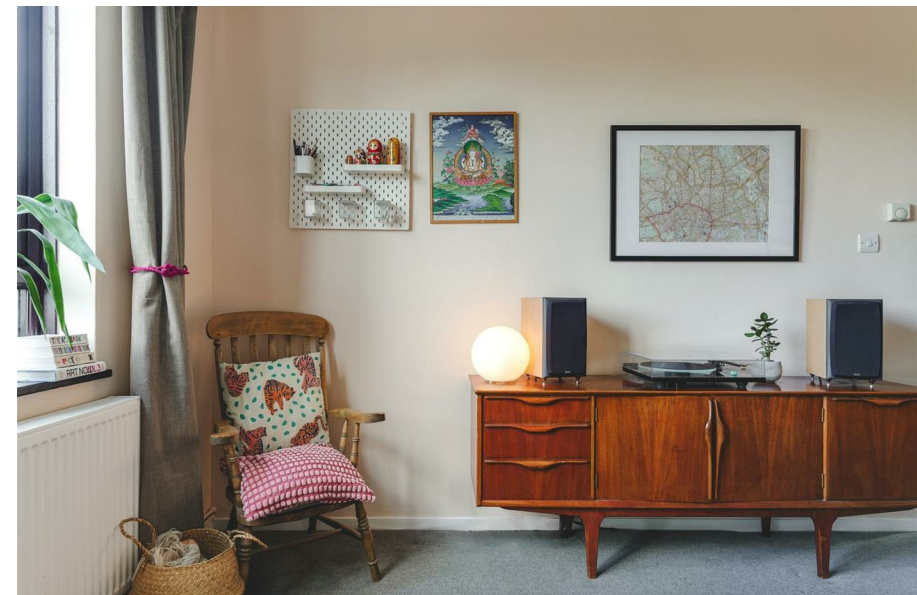
Wrens Park is nestled in one of Hackney's best-connected yet community focused neighbourhoods. You're just minutes from Clapton Station, offering fast Overground routes to Liverpool Street, and surrounded by an abundance of bus connections to the city and the West End.

Nature lovers will appreciate the proximity to Millfields Park, Springfield Park, and the peaceful expanse of the Walthamstow Marshes, just a short stroll away —ideal for walking, cycling or simply unwinding.

Families are well-catered to, with Southwold Primary School (Ofsted: Outstanding) nearby, as well as Comberton Children's Centre and Grasshoppers Preschool, which follows a blend of Montessori and forest school principles.

You're a short walk from Chatsworth Road, home to an ever-popular weekly food market, eclectic shops, and a variety of eateries. For more culinary adventures, nearby Lower Clapton Road is dotted with gems like P. Franco, Charles Artisan Bread, and My Neighbours the Dumplings.

And when you're in the mood for more, Stoke Newington, Hackney Downs, London Fields Lido, and Hackney Picture House are just around the corner, offering live music, swimming, cinema nights and more.

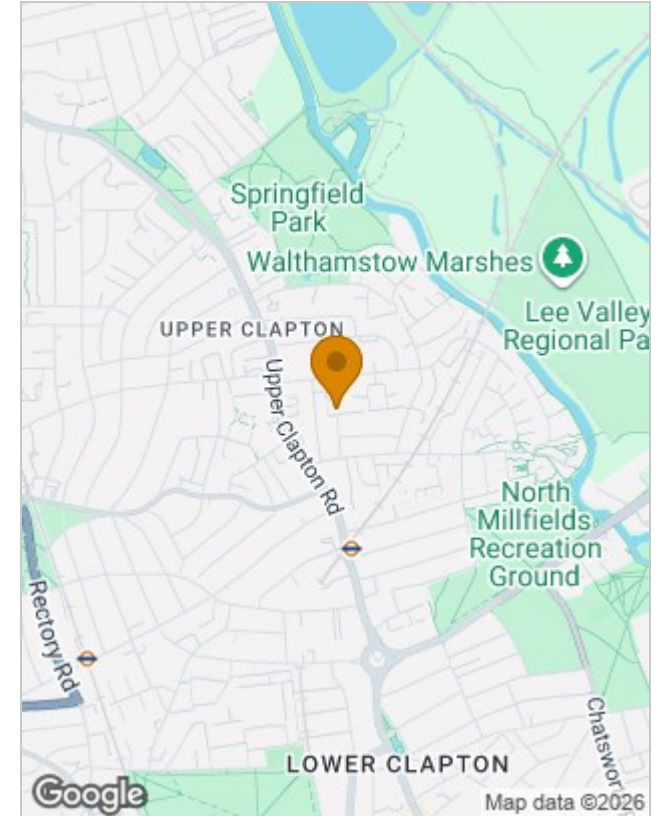




Floor Plans



Location Map



Energy Performance Graph

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

Studio 74, Containerville 1 Emma Street, London, E2 9DT

Tel: 0203 005 2600 Email: hello@loveliving.uk <https://www.loveliving.uk>