

LOVE LIVING



33 Blurton Road, London, E5 0NJ

£575,000





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- Two-bedroom split-level Victorian conversion
- High ceilings and excellent natural light
- Two well-proportioned bedrooms
- Quiet tree-lined street in Lower Clapton
- Great potential to renovate
- Close to Clapton Pond, Millfields Park & Chatsworth Road
- Simple, flexible layout ready for transformation
- Long lease

The Home-

A spacious two-bedroom split-level Victorian conversion on Blurton Road, offers as a blank-canvas project with excellent potential. Arranged over the first and second floors of an attractive period terrace, this Victorian conversion flat has a simple, well-proportioned layout that is ideal for a renovation project. Positioned just seconds from the famous Chatsworth Road with its fine array of cafes, restaurants, shops and a weekly food market.



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The Indoors

The first-floor reception is a generous room with high ceilings and large sash windows that flood the space with light. Alongside it sits a practical separate kitchen with room to create a stylish open or semi-open living-kitchen space (subject to the usual planning consents) Upstairs there are two well-sized bedrooms the principal one matching the reception in scale and brightness plus a straightforward bathroom. Throughout, the proportions, ceiling heights and natural light are strong. The renovation potential is clear: strip it back, reconfigure where it makes sense, and create a bright, contemporary two-bedroom home with real character.

Loving the Location

Blurton Road is a short walk from Millfields Park and Chatsworth Road, which runs north from Homerton to Millfield's Park and Hackney Marshes, offers many independent shops, cafes and restaurants, including Ramen cafe Men and specialist suppliers L'epicerie 56. The high welfare Morgans Butchery, Stone Bros is excellent for coffee, and there is a weekly food market on



Sundays. Restaurants such as Uchi, My Neighbours The Dumplings and Lucky & Joy, in addition to the legendary wine bar P. Franco are all moments away in Lower Clapton. The Elderfield is a classic local favourite pub. The Castle Cinema, is independently crowd funded and screens features, as well as classic and contemporary art-house films. Blok gym is a few minutes walk away.

For green open space, just a short walk away is Millfields Park, Hackney Downs Park, Clissold Park, Springfield 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 minutes.

The closest stations are Clapton, Hackney Central and Hackney Downs, which offer direct lines to Liverpool Street in under ten minutes and Highbury & Islington/Stratford international. Numerous bus routes provide swift access into central London and beyond.





Floor Plans



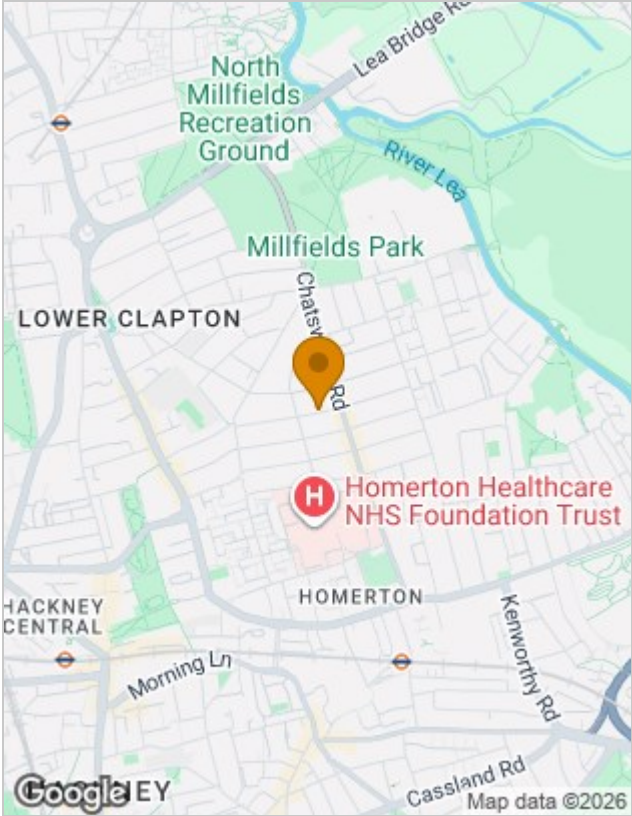
Viewing

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.

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Location Map



Energy Performance Graph

