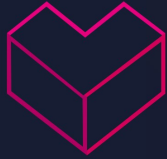


# LOVE LIVING



25 Daubeney Road, London, E5 0EE  
Offers in excess of £500,000





# 25 Daubeney Road

London, E5 0EE

- Two double bedrooms
- Private Garden
- Maisonette
- Close to Victoria Park, The Olympic Park and Chatsworth Road
- Separate Kitchen / Dining room
- Permit Parking

## The Home-

This bright two bedroom maisonette with a large private garden offers a calm and well-balanced living space where natural light and thoughtful layout create a home that feels both practical and inviting. Over 757 square feet of internal space is complimented with a south west facing, private garden. There are numerous green spaces and nature on your doorstep with Victoria Park, The River Lea, The Olympic Park and Victoria Park are all nearby, plus Homerton station is a short walk away providing easy access into the city, Stratford international and beyond.



Offers in excess of £500,000



## The Indoors

Set on Daubeney road, the apartment benefits from dual-aspect windows, allowing light to move through the space throughout the day. Entering into the large living room, all rooms are bright and spacious and the property benefits from two spacious double bedrooms, modern kitchen and family bathroom. Leading off the living room to the left are the two bedrooms. The first bedroom, to one side, is a comfortable double with plenty of space for a bed and storage, bathed in natural light from large windows. At the rear lies the second bedroom, a generous double room easily accommodating a bed, built-in wardrobes, and good daylight coming in from the south facing windows. The family bathroom, neatly finished with a full bath (including shower), is spacious and modern

## The Outdoors

The convenience of the separate kitchen and living room is enhanced by a private south west facing garden, providing a fantastic area for outdoor entertaining. The living and dining zone flows seamlessly, offering generous room for relaxing or entertaining.

## Loving the location

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 nearby in Lower Clapton. The Elderfield is a classic local favourite pub. The Castle Cinema, is independently crowdfunded 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.

Roding Road sits in the catchment area of many fantastic primary and secondary schools.

Hackney Wick is nearby and lies between Victoria Park and the River Lee. Once a bustling industrial area, it now draws an eclectic and creative crowd. Since the 2012 Olympics, it has seen a significant influx of cultural investment, with new developments and facilities in easy reach of this house. There are numerous restaurants and bars, including the Michelin-starred Cornerstone, as well as Silo and Crate Brewery.

The Here East campus, The Breakfast Club, Randy's Wings, Mother and Gotto is a short walk away and operates as a co-working hub and cultural centre, while award-winning theatre and music venue The Yard is also close by.

The amenities of the Olympic Park are close at hand, where the East Bank, a new world-class cultural quarter, is now under construction, with new facilities for the V&A Museum, Sadler's Wells Theatre, the BBC and the London College of Fashion, as well as a new campus for UCL. Homerton station, is minutes away and runs direct services to Stratford and Highbury & Islington on the London Overground.





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.

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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Location Map



Energy Performance Graph

