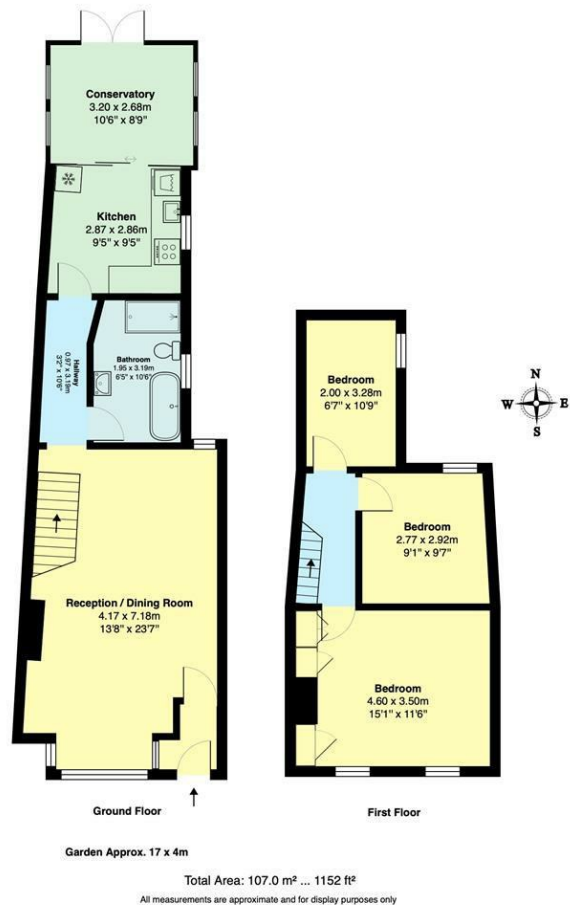




Reception / Dining Room
13'8" x 23'6"

Bathroom
6'4" x 10'5"

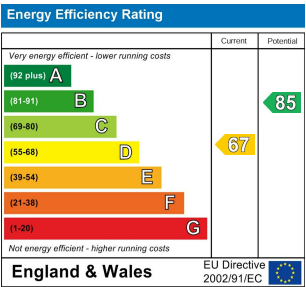
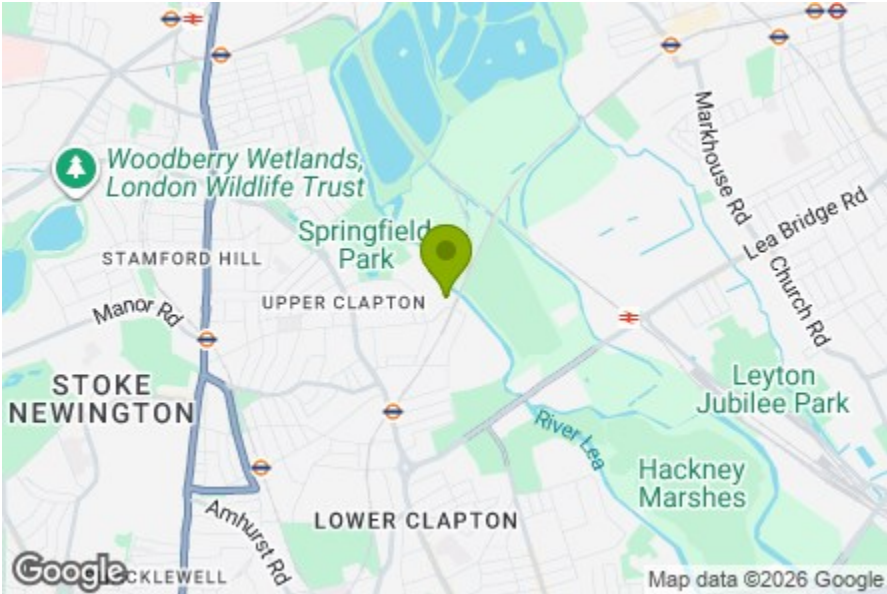
Kitchen
9'4" x 9'4"

Conservatory
10'5" x 8'9"

Bedroom
15'1" x 11'5"

Bedroom
9'1" x 9'6"

Bedroom
6'6" x 10'9"



BAKERS HILL, CLAPTON

Offers In Excess Of £750,000 Freehold
3 Bed House



Features:

- Three Bedroom House
- Beautifully Presented Throughout
- Arranged Over Two Floors
- Private Garden
- Moments Away from River Lea
- Newly Renovated Family Bathroom

Set just moments from the River Lea, this beautifully presented three bedroom house is arranged over two floors and offers bright, well-planned living space with a private garden. Tucked into a popular part of Clapton, you're surrounded by waterside walks while still being within easy reach of independent cafés, neighbourhood pubs and excellent transport connections into the City.

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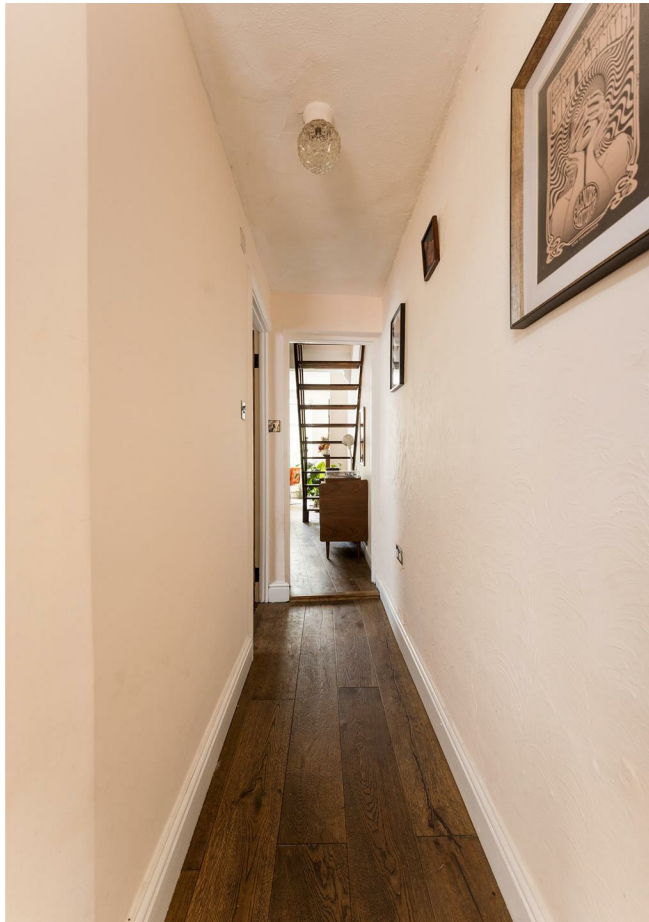
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IF YOU LIVED HERE...

Stepping inside, the entrance hall leads through to a generous reception room, where large windows and a calm, neutral palette create a bright, welcoming space. A fireplace provides a natural focal point, while the open staircase adds character and keeps the layout feeling connected. To the rear, the kitchen is fitted with contemporary cabinetry, dark worktops and plenty of storage, leading through to a bright conservatory, where extensive glazing fills the space with natural light and provides an easy connection to the garden. It's a sociable setting with plenty of room for everyday family life, entertaining friends or simply enjoying views of the outside throughout the seasons.

Upstairs, you'll find three bedrooms arranged around the landing, each presented in soft, understated tones with good natural light. The newly renovated family bathroom has been finished in a distinctive style, with warm-toned tiling, a freestanding bath, a separate shower, a vanity unit and black fittings creating a contemporary feel. Outside, the private rear garden combines

patio space for outdoor dining with established planting and mature trees, offering a peaceful spot to relax just moments from the river and nearby green spaces.

WHAT ELSE?

- Lea Bridge and the River Lea are just a short walk away, offering waterside paths, Springfield Park and access to the Walthamstow Wetlands for weekend walks and cycling.
- Lower Clapton has an excellent selection of independent favourites including Sodo Pizza, Verden, Clapton Craft and BLOK Clapton, while Chatsworth Road's cafés, delis and Sunday market are also within easy reach.
- Clapton Overground is nearby for straightforward journeys into Liverpool Street, with regular bus routes connecting you to Hackney, Stoke Newington and the wider East London neighbourhood.



A WORD FROM THE EXPERT...

"I feel right at home living in Hackney, even though I am originally from Greece. You can be yourself, wear what you like and always feel welcome. The multicultural spirit shines through in the cafés, restaurants, shops and bars. From specialty coffee and Michelin star dining to parks and art galleries, Hackney has something for everyone. Weekends at Victoria Park or Broadway Market are full of community energy, great food and local makers. The marshes are ideal for dog walks, and nearby you can stop by the Princess of Wales for a Sunday roast, Here East for brunch or Crate Brewery for pizza and a local beer. Homes range from Victorian and Georgian houses to red brick local authority blocks and modern developments with shared roof terraces. I have truly found my place in Hackney, and it holds a special spot in my heart".

EVA BOUZAKI
HACKNEY BRANCH MANAGER

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