



LOVE LIVING  
HACKNEY



25 Glenarm Road, London, E5 0LY  
£500,000





£500,000

# 25 Glenarm Road

London, E5 0LY

- First floor apartment located in a small block
- Two double bedrooms
- Communal well maintained rear garden
- Balcony
- Moments from Lower Clapton Road and Chatsworth Road
- Double glazed windows

## The Home –

This first-floor two-bed flat on Glenarm Road offers a bright, easy-going home right in the middle of one of Lower Clapton's most loved streets. With a private balcony, a generous living area, two well-sized bedrooms and a practical, well-equipped kitchen, the layout feels straightforward and comfortable from the moment you step inside. On the ground floor of the building, there is a communal garden that is well maintained by the residents and the perfect space for all to enjoy. Excellent transport links are close by with an array of trendy coffee shops, bars and restaurants.



## The Indoors

Stepping inside, the hallway gives you access into every area of the home. The main bedroom is the first room you reach, a comfortable space with room for a double bed and wardrobes that keep everything in order. Further along is the living area, bright throughout the day and large enough to arrange a dining table along with a sofa creating a versatile living space. From here, doors open to the balcony, giving you an easy spot for fresh air or morning coffee.

Next to the living room is the white gloss kitchen, fitted with an oven, dishwasher, and a generous run of storage units for everyday essentials. Opposite sits a practical storage room that helps keep the rest of the flat clutter-free.

The main bathroom is close by and modernised in recent years, finished in a clean, simple style with a full bathtub and neat fittings.

The second bedroom sits beside the bathroom and works equally well as a sleeping space, study, or combined guest room and workspace. It's quietly positioned and easy to adapt as your needs change over time.

## The Outdoors

Residents also have use of a shared garden, a quiet outdoor space tucked away from the street. It's an easy place to unwind, read, or enjoy a bit of sun when you don't feel like heading out to the nearby parks. The garden is well kept and offers a calm backdrop to the building, giving you an extra bit of outdoor breathing room beyond the private balcony.

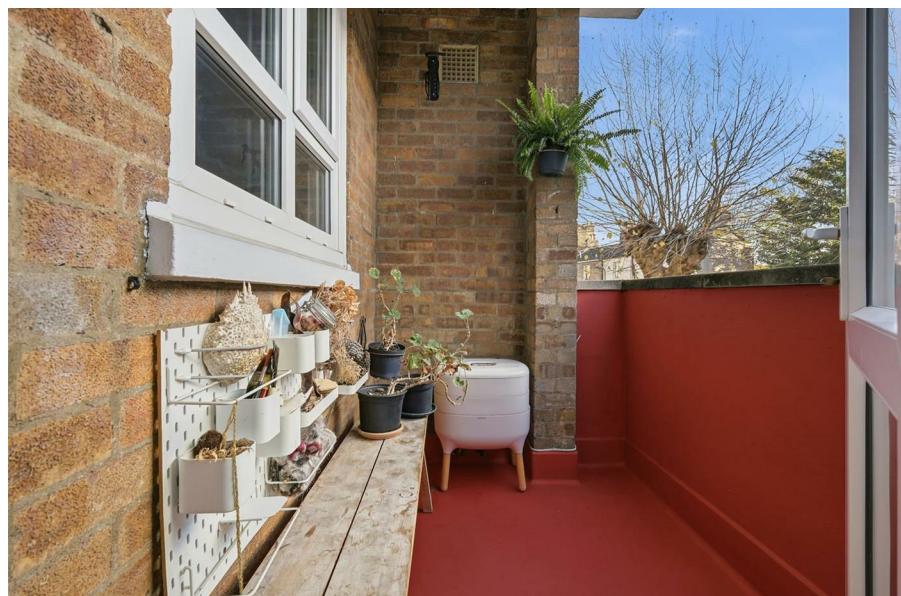
## Loving The Location

Glenarm Road is located in one of Lower Clapton's most desired areas, a short walk from Millfields Park and Chatsworth Road, which runs north from



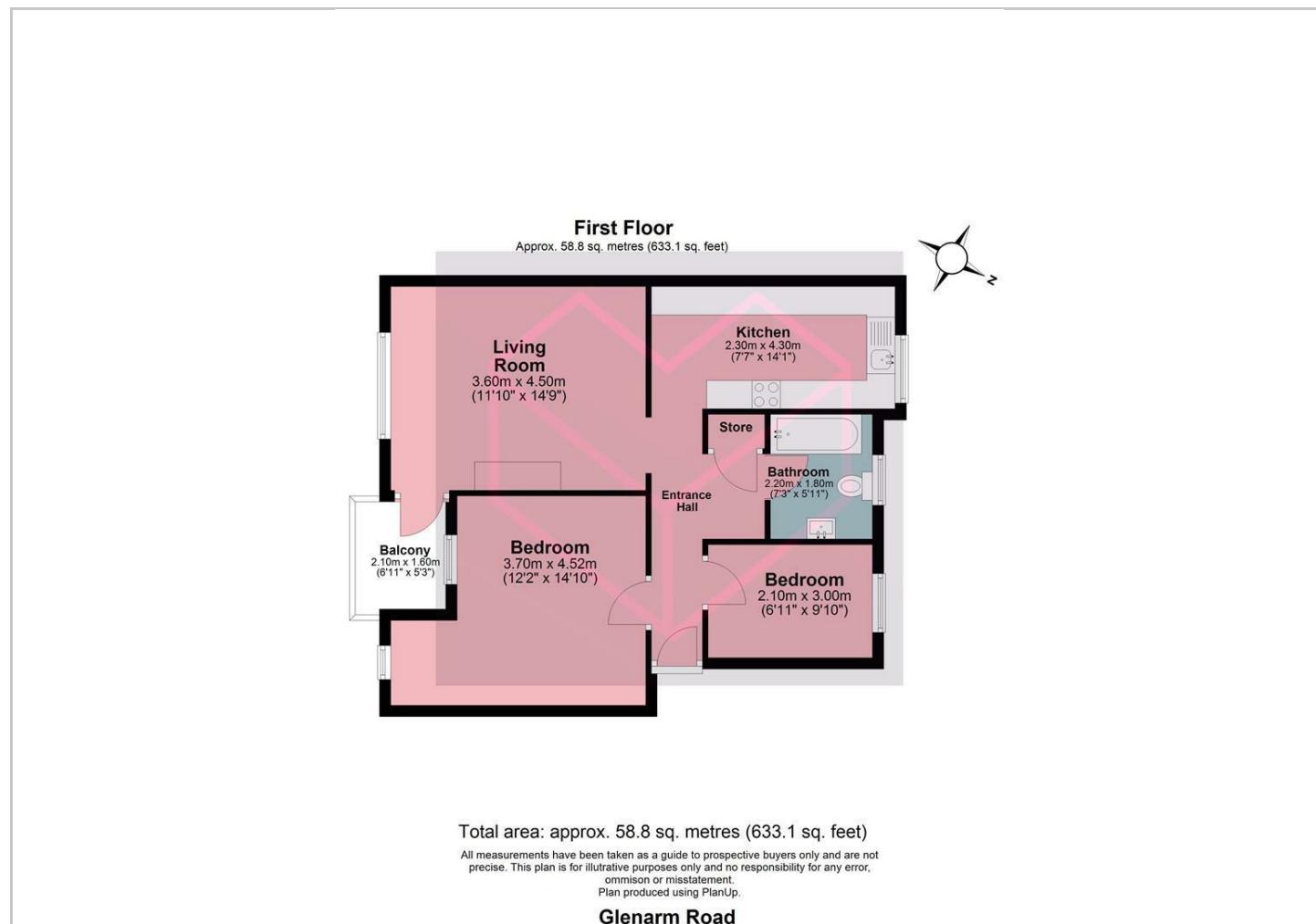
Homerton to Millfield's Park and Hackney Marshes, offers many independent shops, cafes and restaurants, including Ramen cafe Men and specialist suppliers L'épicerie 56. The high welfare Morgans Butchery, Stone Bros is excellent for coffee, and there is a weekly food market on Sundays. Restaurants such 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 all year round! Using the overground you can also visit Walthamstow wetlands nature reserve and be in Epping forest within 20-30 minutes. Homerton and Hackney Central offer lines to Stratford and, Highbury & Islington and Clapton overground and Hackney Downs, which offer direct lines to Liverpool Street in under ten minutes.





## Floor Plans

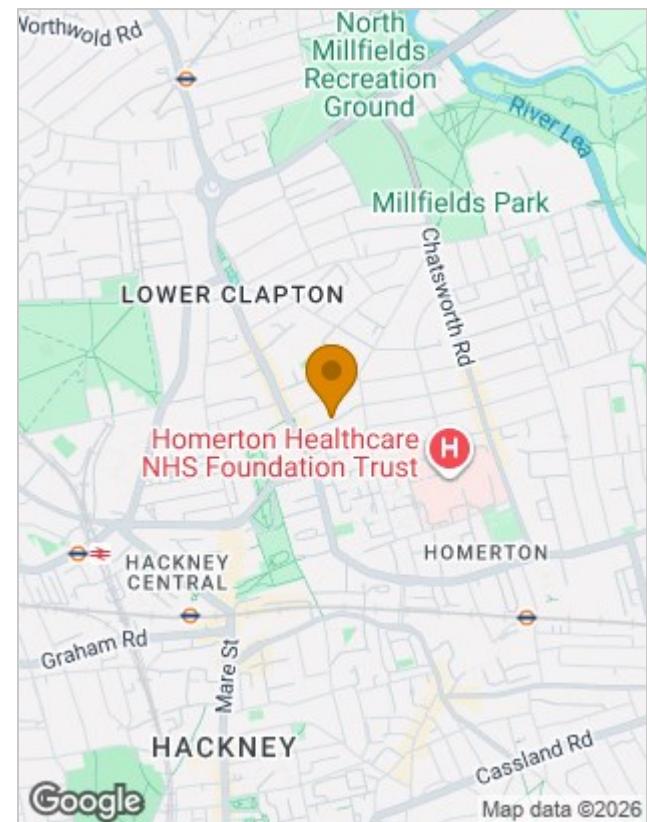


## Viewing

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.

## Location Map



## Energy Performance Graph

