LOVE
LIVING

126 Lower Clapton Road, London, E5 0QR

Guide price £550,000

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London, E5 0QR

- Two-bedroom apartment within the historic Lorne House
- Large west-facing sash windows throughout
- High ceilings and engineered oak flooring throughout
- Spacious communal entrance hall with original stained-glass window
- Converted Victorian building finished to a high standard in 2015
- Dual-aspect living room and main bedroom
- Granite kitchen worktops
- Grade II listed

GUIDE PRICE £550,000 - £575,000

The Home -

Occupying a position within the historic Grade II listed Lorne House - a striking Victorian building in the heart of Lower Clapton, this beautifully proportioned three double bedroom apartment combines period character with a contemporary finish. Converted in 2015, the building retains an impressive sense of scale, from its grand shared entrance hall and stained-glass staircase window to the tall sash windows and high ceilings found throughout the apartment itself.

The flat enjoys a notably peaceful setting, screened by mature trees. Large west-facing windows flood the apartment with natural light throughout the afternoon and evening, while dual-aspect glazing to both the living space and main bedroom further enhances the feeling of openness. Residents speak highly of the building's friendly community, with many long-term owners and occupiers contributing to its welcoming atmosphere. Millfields Park and the River Lea is a short walk away providing access to green space and nature. Hackney Central and Clapton overground are also close by providing great transport links.

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The Indoors

A long entrance hall runs through the centre of the apartment, complete with a useful storage cupboard and engineered oak flooring which continues throughout. Recessed spot lighting and high ceilings create a clean, contemporary backdrop, while the proportions remain true to the building's Victorian origins.

At the heart of the home is a generous open-plan living, dining and kitchen space. Dual-aspect sash windows bring in light from two directions and frame leafy views over the surrounding trees. The room comfortably accommodates separate seating and dining areas, making it equally suited to everyday living and entertaining. The kitchen is arranged along one wall with sleek cabinetry, granite worktops and integrated appliances, balancing practicality with a simple, understated design.

The main bedroom is particularly impressive, benefitting from dual-aspect windows and excellent natural light throughout the day. There is ample space for a king-size bed, additional furniture and a dedicated workspace if required. A second bedroom sits quietly alongside and works equally well as a guest room, nursery or home office.

Two bathrooms serve the apartment. The principal bathroom includes a full-sized bath with overhead shower, while the second bathroom provides a separate shower room, offering flexibility for guests, sharers or visiting family.

Loving The Location

Lower Clapton Road is a wonderful mix of cafes, bars and some amazing restaurants. Chatsworth road runs north from Homerton to the Green fields of Millfields Park and Hackney Marshes. The area offers a lively array of independent shops, cafes and restaurants such as My Neighbours The Dumplings, Clapton Table, The Square, Lower Clapton is home to legendary wine bar P. Franco, as well as numerous other coffee shops, cafes and bars.

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

Hackney Central offers lines to Stratford and, Highbury & Islington. Plus Clapton overground and Hackney Downs, which offer direct lines to Liverpool Street in under ten minutes.

THE GUINNESS TRUST · TURNING POINT · THE MENTAL HEALTH FOUNDATION ·
This plaque
was unveiled by
Her Royal Highness
The Princess of Wales
to commemorate the opening of
Lorne House
6 June 1989

Floor Plans

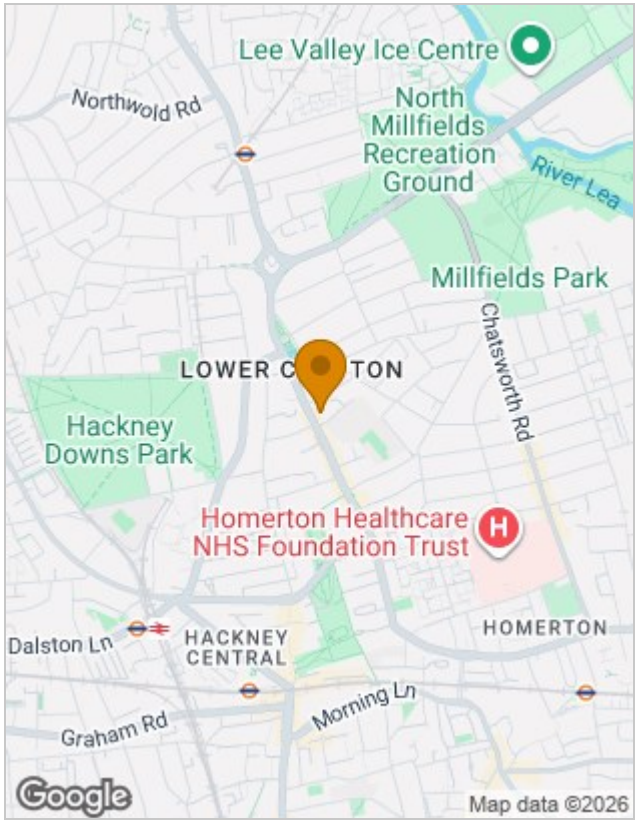
First Floor

Lower Clapton Road

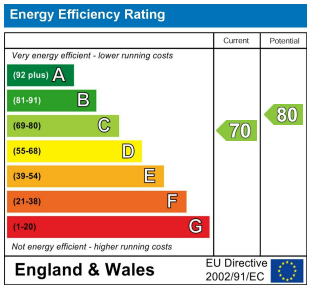
Approximate Gross Internal Area 72.19 sq m / 777 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.

Location Map



Energy Performance Graph



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.

Studio 74, Containerville 1 Emma Street, London, E2 9DT
Tel: 0203 005 2600 Email: hello@loveliving.uk https://www.loveliving.uk