



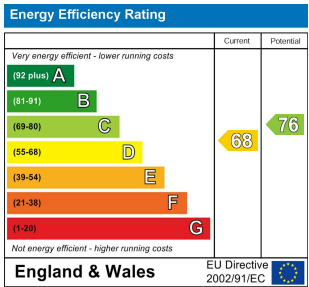
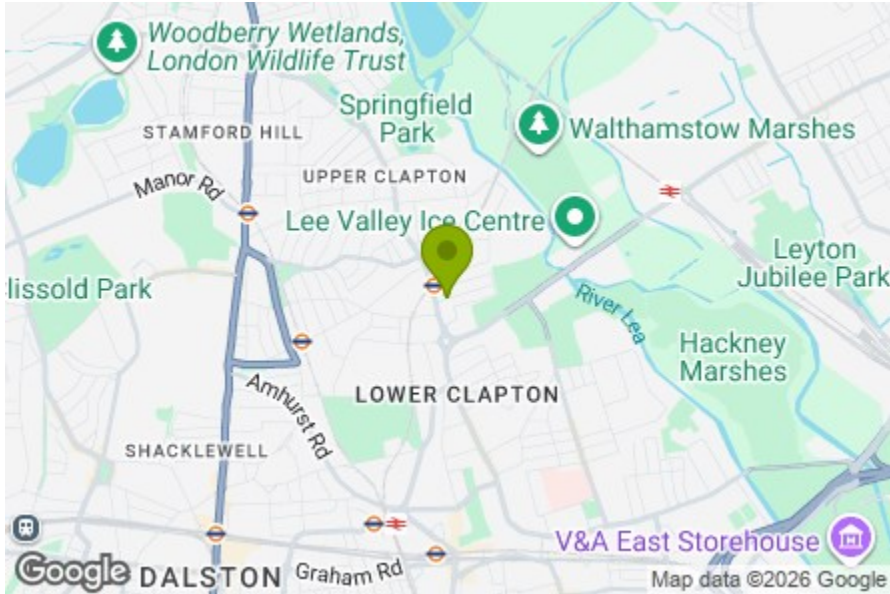
Kitchen/Dining/Reception Room
10'4" x 23'11"

Bedroom
11'0" x 14'4"

Bedroom
14'4" x 14'4"

Bathroom
5'6" x 6'4"

Garden
20'11" x 23'3"



CLEVELEYS ROAD, HACKNEY
Offers In Excess Of £700,000 Share of Freehold
2 Bed Flat



Features:

- Nicely Presented Throughout
- Two Bedroom Apartment
- Ground Floor
- Lovely Back Extension
- Spacious Private Garden
- Moments Away From Clapton Station
- Short Walk to Millfields Park

A beautifully presented two-bedroom ground floor flat in a well-connected pocket of Hackney, moments from Clapton Station and within easy reach of green open spaces and a lively mix of independent cafés and neighbourhood spots.

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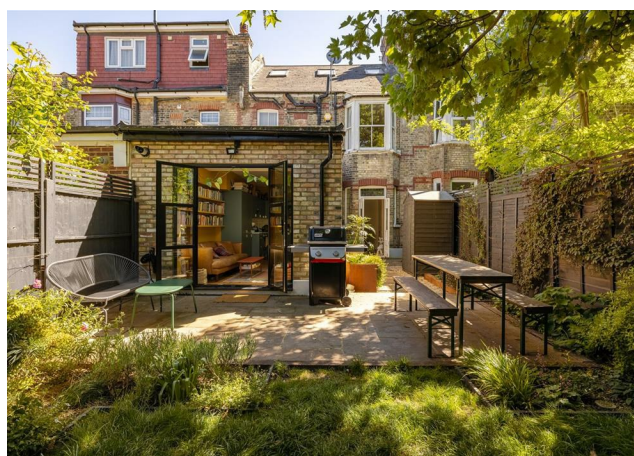
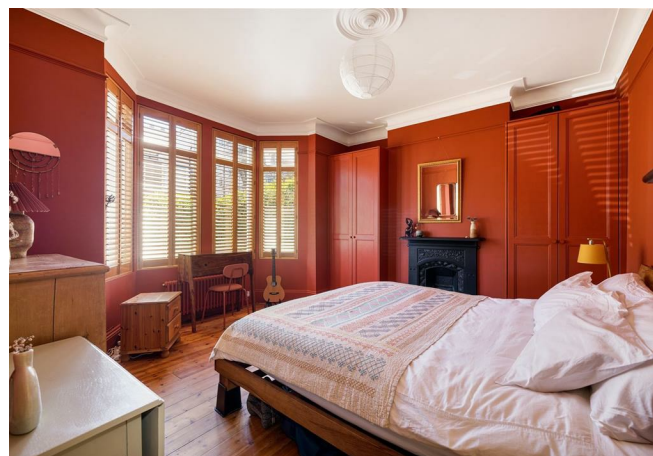
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IF YOU LIVED HERE...

The layout is thoughtfully arranged, with two generous bedrooms at the front of the home. Each room has been finished in Farrow & Ball paint, bringing depth and softness to the interiors, while original-style fireplaces and well-balanced proportions add a calm, settled feel.

The hallway draws you through with bold tones and patterned flooring underfoot, leading to a neatly finished bathroom with graphic tiling, brass fittings, a bath with shower over and deep blue cabinetry for storage. Every detail feels carefully considered without being overworked.

To the rear, the home opens out into a long kitchen, dining and reception space. Wooden floorboards run throughout, while grey-blue cabinetry, square Zellige tiles and open shelving bring both practicality and warmth. A skylight above draws in soft natural light, and Crittall-style glazed doors connect the space to the garden, giving it an easy, open feel that works well day to day.

Outside, the private garden offers a quiet spot to sit, plant or entertain, with a sense of separation from the main living space while still feeling closely connected.

WHAT ELSE?

- Millfields Park and Hackney Marshes are both close by, offering wide open green space for walking, running or slower weekends.
- Clapton Station is moments away, with Underground services providing easy access across East London and into the City.
- Lower Clapton Road is nearby for bus routes across East London, along with local favourites including Hai Cafe and Casey's, while Moyletts is also within easy reach.



A WORD FROM THE OWNER...

"We absolutely love our location. We're around the corner from the Overground, up the block from the Marshes, and can smell Suba bakery from our bedroom window. There's an endless supply of good food within walking distance - down Lower Clapton Road, Chatsworth or Stoke Newington. And the marshes soothe our soul. We spent endless hours discussing every detail in our flat, from the paint to the placement of the skylight, to the garden which was designed by a local landscape architect. Our toddler goes to nursery in the Tram Depot which is 1min walking distance away and most mornings we drop her off and then go for a workout at Blok (or at least, we plan on working out). We love our place. If work weren't taking us to California we wouldn't leave. We hope the next owners will love living here as much as we have."

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