

Reception Room
12'0" x 16'1"

Reception Room
9'10" x 13'5"

Kitchen / Diner
9'11" x 18'10"

Bathroom
8'7" x 7'10"

Bedroom
16'0" x 16'1"

Bedroom
10'2" x 13'7"

Bedroom
10'1" x 12'3"

Ensuite
10'0" x 5'7"

Bedroom
16'1" x 13'5"

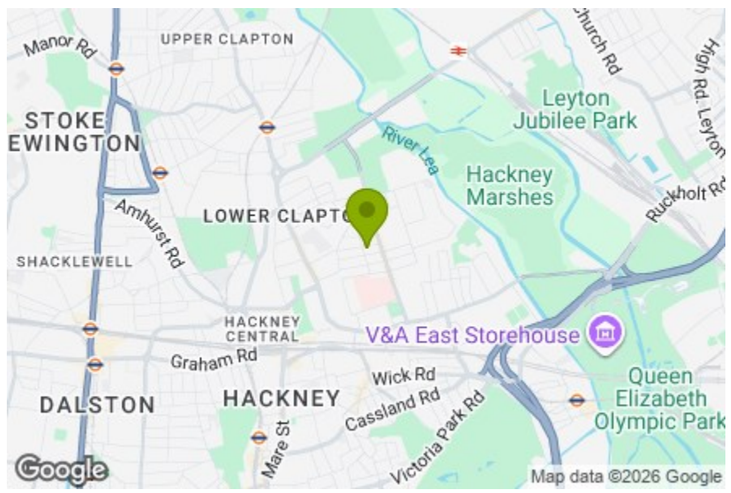
Bedroom
10'2" x 13'7"

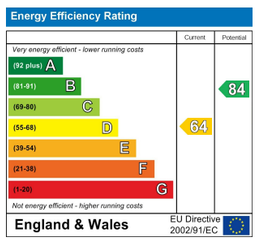
Bedroom
10'0" x 12'4"

Cellar
5'3" x 27'7"

Cellar
3'3" x 13'2"

Garden
16'4" x 26'2"





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ELDERFIELD ROAD, HACKNEY

Offers In Excess Of £1,650,000 Freehold

6 Bed House

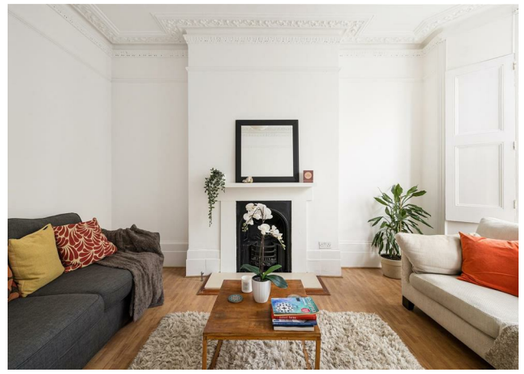
Features:

- Freehold Victorian House
- Arranged Over Four Floors
- Chain Free
- Just Under 2000 sq.ft.
- Potential to Extend STPP
- Moments Away from Chatsworth Road
- Catchment Area for Many Clapton Schools

This spacious Victorian freehold house in Clapton offers generously proportioned rooms, high ceilings and original period features across four floors, with six bedrooms, two bathrooms and a private rear garden. Offered chain free, the property is just moments from Chatsworth Road, an area known for its strong sense of community, independent businesses and lively neighbourhood atmosphere. With well-regarded local schools nearby, there's also scope to adapt and develop the accommodation further, subject to the necessary permissions and structural feasibility.

REQUEST A VIEWING
0208 520 3077















IF YOU LIVED HERE...

Step inside and you'll find two separate reception rooms, both with timber flooring and period features. The front reception is particularly lovely, with a large bay window, decorative fireplace and high ceilings. The second reception provides another generous living space, ideal for dining, relaxing or working from home. Beyond, the recently fitted kitchen/diner occupies an existing rear extension, with white cabinetry, timber worktops and plenty of space for a dining table. A family bathroom completes the ground floor, while the private garden offers outdoor space to make your own.

The first floor is home to three bedrooms, including a particularly generous bay-fronted room with high ceilings and original Victorian detailing. The remaining bedrooms offer plenty of flexibility, with another bathroom serving this level, complete with a bath and overhead shower. Upstairs again, three further bedrooms occupy the second floor, including a particularly spacious bedroom with an original feature fireplace. The generous proportions throughout allow for a variety of uses, whether that's accommodating a growing family, creating guest rooms or setting up dedicated workspaces. The interiors are bright and simply finished, with neutral walls and timber flooring throughout much of the house.

There's also a cellar level providing useful additional space. With just under 2,000 square feet of accommodation excluding the cellar, this is a home with plenty of room to settle into. Both the cellar and loft offer potential for conversion, subject to the necessary planning permissions, building regulations and structural feasibility, giving future owners further flexibility to shape the house around their needs.

WHAT ELSE?...

- Chatsworth Road is moments away, home to independent favourites including Leo's restaurant, The Castle Cinema and its popular Sunday market. The market and local businesses are a big part of the area's community feel, bringing neighbours together throughout the week.

- Clapton and Homerton stations provide Overground connections, while local bus routes make getting around Hackney and the rest of East London straightforward.

- The surrounding area has a number of well-regarded schools, while nearby Hackney Marshes and Victoria Park offer plenty of green space for walking, cycling and weekend outings.



A WORD FROM THE OWNER...

"This house was bought by my father over 54 years ago and has been our much-loved family home ever since. Three generations of our family have grown up here, and it holds so many happy memories.
Growing up in the 1970s, life was very different. We had no central heating, so we'd collect wooden crates from Chatsworth Road Market for the fire, and coal was delivered through the coal hole into the cellar. Those are memories we still treasure today.
Over the years, we've watched the neighbourhood change and flourish, while still keeping its wonderful sense of community. Chatsworth Road, with its independent shops, cafés and Sunday market, is just a short walk away. We're also fortunate to have Millfields Park, Hackney Marshes and lovely walks along the River Lea nearby.
Our family has attended local schools, including Rushmore, Homerton House and Clapton Girls', and the area offers great schools and transport connections. We've always been lucky to have friendly neighbours who look out for one another.
This spacious home has been filled with love, laughter and countless family gatherings over the generations. It has been a very special place for our family, and although it will be emotional to say goodbye, we hope the next owners will make just as many wonderful memories here as we have."

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