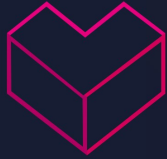


LOVE LIVING



127a Glenarm Road, London, E5 0NB

£750,000



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£750,000

127a Glenarm Road

London, E5 0NB

- Split-level Victorian maisonette
- Two private roof terraces
- Bright bay-fronted reception room
- Oak staircase and parquet flooring
- Moments from Chatsworth Road
- Two double bedrooms and two bathrooms
- Far-reaching views towards Canary Wharf
- Bespoke fitted joinery throughout
- End-of-terrace position with excellent natural light
- Close to Millfields Park and the River Lea

The Home -

Occupying the upper floors of an end-of-terrace Victorian building, this beautifully composed two-bedroom, two bathroom maisonette benefits from its own private entrance and unfolds across two levels, balancing carefully considered contemporary design with the proportions and character of its period origins. A sequence of bright living spaces culminates in two private roof terraces, while elevated views stretch across the rooftops towards the City skyline. Throughout the home, oak flooring, bespoke joinery and carefully chosen materials bring consistency and warmth without feeling over-designed. Glenarm Road is situated off Chatsworth Road, with its array of restaurants and Sunday food market all moments away.



The Indoors

Natural light is a defining feature throughout. The first floor is arranged around a wonderfully bright reception room where a broad bay window draws in natural light throughout the day. With Mosaic Factory custom floor tiles in the hallway and original parquet flooring underfoot, bespoke cabinetry has been seamlessly integrated into the alcoves and a built-in dining nook creates a natural place to gather without interrupting the openness of the room. The consciously crafted Pluck kitchen has been thoughtfully planned with clean lines and understated finishes, making the layout work naturally for everyday living. A double bedroom with extensive fitted wardrobes and a spacious family bathroom completes the floor.

A handcrafted oak staircase rises to the upper level where the main bedroom occupies almost the entire floor. Bespoke wardrobes are built into the eaves, while glazed doors open directly onto a private roof terrace, creating an effortless connection between inside and out. An en-suite shower room with Mandarin stone marble and Matilda Goad brass fittings sits within the bedroom, creating a calm and understated retreat, while a second terrace to the front enjoys open views across the surrounding rooftops and towards Canary Wharf.

The Outdoors

Two private roof terraces provide distinctly different outdoor spaces. The larger rear terrace offers plenty of room for outdoor dining, planting and relaxing. The front terrace sits directly off the main bedroom, creating a peaceful spot for morning coffee or an evening drink, with sliding doors allowing the bedroom to open almost entirely onto the outside where you have uninterrupted rooftop views that extend across Hackney towards Canary Wharf. The elevated position gives both terraces an unusual sense of privacy while making the most of the far-reaching skyline.





Loving the Location

Glenarm Road is located in one of Lower Clapton's most desired areas, offering many independent shops, cafes and restaurants, including Ramen cafe Men and specialist suppliers L'epicerie 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 year round! Using the overground you can also visit Walthamstow wetlands nature reserve and be in Epping forest with 20-30 minutes.

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





Floor Plans

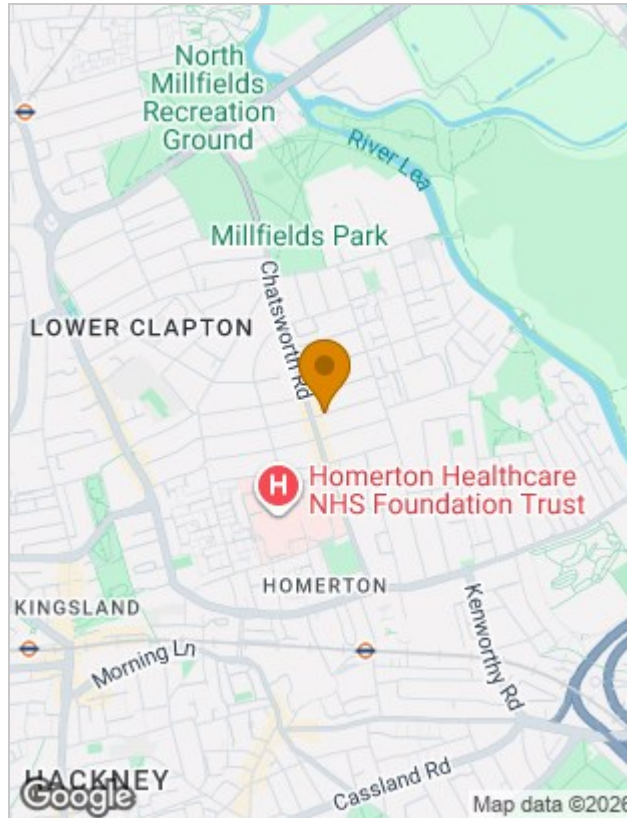


Viewing

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.

Location Map



Energy Performance Graph

