



LOVE LIVING
HACKNEY



Whitwell House Northwold Road, London, E5 9BT

£2,500





Whitwell House Northwold Road

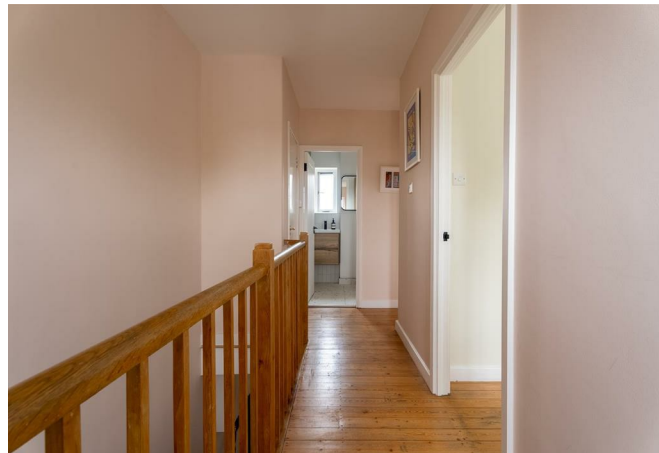
London, E5 9BT

- Fully renovated kitchen
- Bright open-plan living with private balcony access
- Two generous double bedrooms with built-in wardrobes
- Close to Millfields Park and the river Lea
- Premium appliances: Bosch, Samsung, Nespresso
- Solid oak floors downstairs, original floorboards upstairs
- Bills included
- Quick Overground access to Liverpool Street in 20 minutes

SHORT LET OF THREE MONTHS

The Home -

Positioned between Stoke Newington and Clapton, this beautifully updated two-bedroom apartment offers a calm, light-filled escape in the heart of Clapton. Recently renovated throughout including a brand-new kitchen and bathroom this, split-level home balances smart storage and a thoughtful layout. The apartment includes two double bedrooms, a sleek contemporary bathroom, a bright open-plan living space with access to a private balcony. The kitchen is fully fitted with premium appliances including a Bosch oven, microwave, and dishwasher, Samsung full-size fridge/freezer, and a Nespresso machine. Solid oak flooring runs through the lower level, while the upper level retains original wooden floorboards for added character. Located moments from Clapton overground which provides swift access to the city and beyond. The river Lea and Millfields Park are also close by offering a lovely green space and nature.



£2,500



The Indoors

You enter directly into a bright and welcoming entrance hall with plenty of space for hanging coats and storing shoes. The main living space is bathed in natural light from large windows and floor-to-ceiling glass doors that lead to the private balcony. perfect for morning coffee or sunset drinks with friends. This space easily accommodates a sofa, TV setup, and shelving, while still feeling open and airy.

The fully renovated kitchen is functional and stylish. White cabinetry, clean lines, and integrated storage give it a sleek aesthetic, while high-spec appliances, Bosch fan oven, microwave, dishwasher, and a Samsung fridge/freezer ensure everyday ease. The separate washer/dryer makes laundry a breeze, tucked neatly away to maintain the minimalist vibe.

Upstairs, the main bathroom is beautifully finished with sleek tiling, a full bath, walk-in shower, and smart storage solutions, all illuminated by well-placed windows.

The second bedroom functions well as a guest room or home office, with plenty of light and room for a double bed and freestanding furniture. The main bedroom offers a retreat, with fitted wardrobes, large windows, and space for a king-size bed.

The Outdoors

The balcony provides elevated views over the neighbourhood rooftops and offers room for a small table and chairs, ideal for alfresco dining at sunset or enjoying a weekend breakfast outdoors.

Loving The Location

The immediate area has a fantastic offering of places to eat and drink, notably, The Royal Sovereign pub which is famous for its Pizzas and all round



good vibe, the Crooked Billet which has a fantastic garden area in the summer months. A two minute walk away is a 24/hr health and general food shop - World Foods, that includes an on-site butchers. Sodo pizza, and a great coffee shop Mosaic is also a 2 minute walk away. Tesco and pharmacy is a 5 minute walk. P. Franco, Charles Artisan Bread and My Neighbours The Dumplings on nearby Lower Clapton Road. A short walk to the west is Stoke Newington with all it has to offer. The weekly food market on Chatsworth Road is easily reached in around 15 minutes by foot and Hackney Picture House, London Fields Lido and the Grade-II* listed St John at Hackney, an 18th-century chapel and live music venue, are also nearby.

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

For transport, Clapton station is a 2 minute walk away and you can be in Liverpool Street in 12 minutes. There are also plenty of good bus connections nearby offering routes to the city and West End.





Floor Plans



Whitwell House

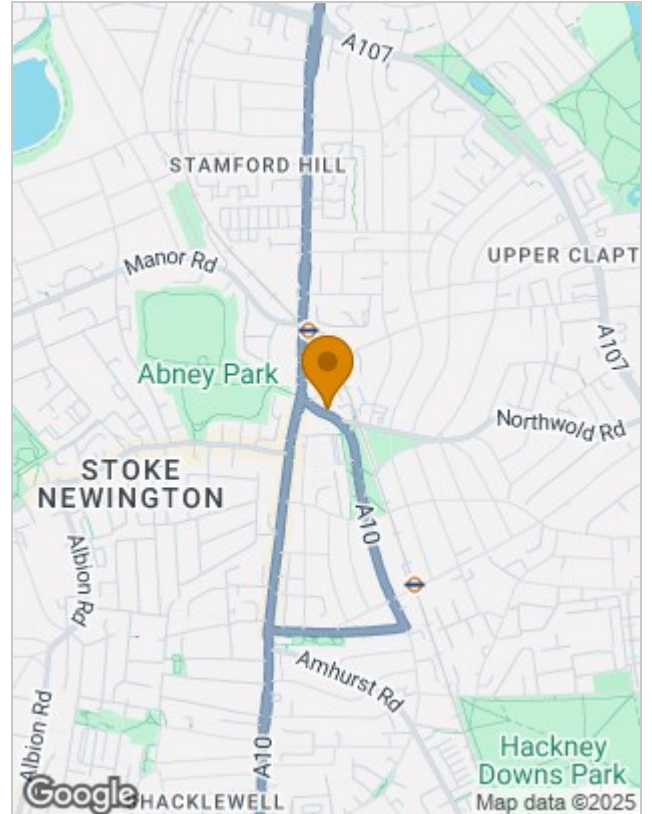
Approximate Gross Internal Area = 69 sq m / 745 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale

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

Energy Efficiency Rating		Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p>		73	7
<p><i>Not energy efficient - higher running costs</i></p>			

England & Wales

EU Directive
2002/91/EC