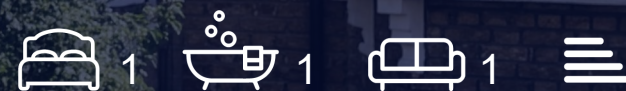




16B Blurton Road, London, E5 0NL

Offers in excess of £450,000





16B Blurton Road

London, E5 0NL

- Victorian garden apartment
- Beautifully presented throughout with a distinctive contemporary finish
- Stylish shaker kitchen opening directly onto the garden
- Private landscaped garden extending approximately 18ft, complete with entertaining terrace and pergola
- Over 529 sqft
- Bay-fronted reception room with original fireplace
- Spacious double bedroom overlooking the rear garden
- Moments from Chatsworth Road, Millfields Park and Clapton Station

The Home -

This beautifully curated one-bedroom apartment pairs period character with a confident contemporary aesthetic. Measuring approximately 529 sq ft (49.17 sq m), the home has been thoughtfully updated throughout, where rich colours, natural materials and original architectural features combine to create a space full of warmth and personality.

Set back from the street behind a traditional Victorian façade, the apartment enjoys a wonderfully calm feel, while the private rear garden offers an unexpected extension of the living space.

And just a short walk from Millfields Park and Chatsworth Road, which runs north from Homerton to Millfield's Park and Hackney Marshes, offers many independent shops, cafes and restaurants.



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The Indoors

The reception room is a real showstopper, deep green walls, original wooden floors and a striking bay window that floods the space with light and frames the greenery outside. An original fireplace with a statement wood-burning stove anchors the room providing a characterful atmosphere that feels both stylish and lived-in.

The kitchen is bright, practical and full of personality, with dark cabinetry, clean worktops and white tiling. It opens directly onto the garden, so cooking and outdoor living flow together effortlessly. Plenty of open shelving and natural light make it a lovely space to spend time in.

The bedroom is calm and inviting, with warm terracotta tones, wooden floors and a large window that brings in soft light. There's good storage and a peaceful feel that makes it easy to switch off. The bathroom is clean and modern, finished with white metro tiles, a full-size bath with shower over, and thoughtful details that keep it fresh and functional.

The Outdoors

Step straight from the kitchen into your own private south-facing garden. This is a true outdoor room, paved for easy living, with comfortable seating under a timber pergola strung with lights, plenty of planting, and space for a barbecue or fire pit.

High fencing gives privacy while still catching the sun throughout the day. It's the kind of garden that makes everyday life feel a little more special, perfect for morning coffee, evening drinks or simply sitting outside and enjoying the quiet.

Loving The Location



Blurton Road is a short walk from Millfields Park and Chatsworth Road, which runs north from Homerton to Millfield's Park and Hackney Marshes, offers 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 moments away in Lower Clapton. The Elderfield is a classic local favourite pub. The Castle Cinema, is independently crowd funded 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.

The closest stations are Clapton, Hackney Central and Hackney Downs, which offer direct lines to Liverpool Street in under ten minutes and Highbury & Islington/Stratford international. Numerous bus routes provide swift access into central London and beyond.





Floor Plans



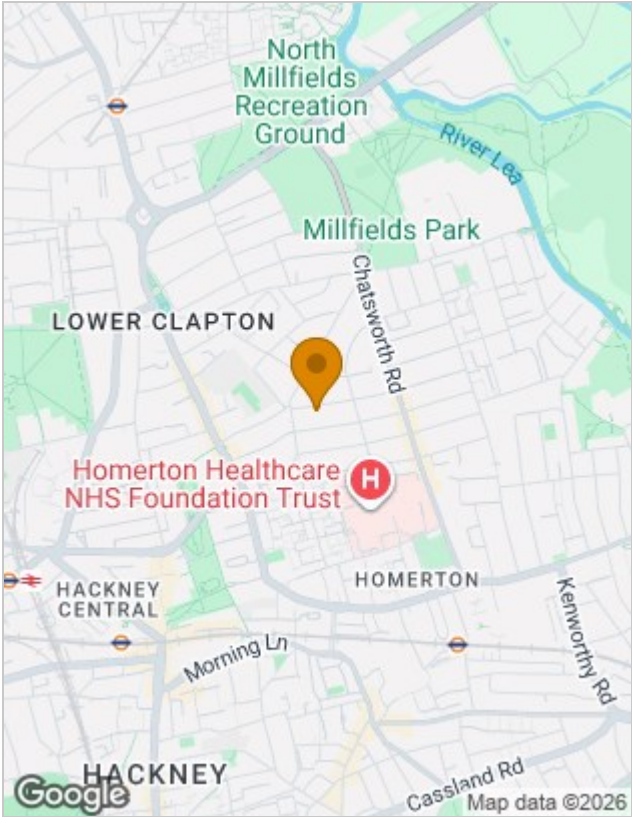
Viewing

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.

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Location Map



Energy Performance Graph

