



LOVE LIVING  
HACKNEY



32 Wattisfield Road, Hackney, E5 9QH

Offers in excess of £1,250,000









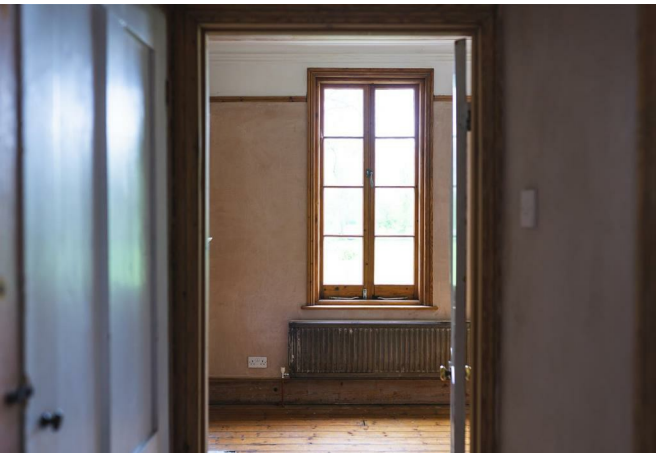
# 32 Wattisfield Road

Hackney, E5 9QH

- End Of Terrace
- Original Features
- Opportunity To Extend (STTP)
- Views Over Millfields Park
- Outstanding Array Of Schools Close By
- Generous Plot Size
- Corner Property
- Original Flooring Throughout
- Moments From Chatsworth Road
- Light Filled Throughout

## The Home -

This unique Edwardian property sits on the corner of Wattisfield Road and Thornby Road providing much light and space laid out over two floors. Approached via a gated entrance to a large impressive double front door complete with original Edwardian wall tiling nestled behind grand pillars and arch surround, the house has a wrap around garden that sits on one of Clapton's most generous plots with mature greenery surrounding the property. Offering much privacy and seclusion whilst enjoying uninterrupted views over Millfield's Park.



## The Indoors

The inviting double front door leads into the grand hallway, which comprises of high ceilings and detailed cornicing, with stripped lattice woodwork, and black & white floor tiling. To the right of the hallway, is the living room with a stripped pine door and woodwork surround. The living room boasts wonderfully high ceilings, original cornicing and picture rail, an impressive Edwardian fireplace with wooden surround, curved corner bay sash windows allowing an abundance of natural light and glorious views over the front garden and Millfields Park.

To the left of the hallway, is the dining room with a stripped pine door, and woodwork surround. The dining room has high ceilings, cornicing, a large window overlooking the wrap-around garden. There is a hatch cut out and counter, that provides access to the kitchen to the rear of the property. Straight ahead of the hallway is the stairs and the passageway leading to the kitchen at the rear of the property. The kitchen is spacious, with windows that allow excellent light, and overlook the large rear private garden. The kitchen offers the opportunity for prospective buyers to modernise or extend (subject to the usual planning consents)

The staircase has been stripped back to the original woodwork and leads to the spacious first floor landing. The main bedroom is found at the front of the property, with high ceilings, cornicing, an impressive Edwardian/Victorian Fireplace, original flooring and beautiful curved bay windows with views over the playing fields. There are three other well proportioned bedrooms with original flooring and excellent light arranged over the first floor along with a family bathroom.

## The Outdoors





## Directions

The garden wraps exquisitely around the property and offers the opportunity to enjoy the privacy of the south west facing rear garden ideal for those warm spring evenings and entertaining. Or why not relax in the front garden and take in the breath taking views over Millfields park where you will often hear the sound of laughter from local families exploring or why not watch the local cricket team that play there at the weekends.

### Loving The location

The property sits on the corner of Wattisfield Road and Thornby Road with spectacular views over Millfields Park, Chatsworth Road is moments away with many independent shops, cafes and restaurants, including Ramen cafe Men, Fika, Pivaz and specialist suppliers L'epicerie 56. Stone Bros is excellent for breakfast and 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 within 20-30 minutes.

There are many fantastic primary and secondary schools, including Rushmore Primary, Millfields Community School and Clapton Girls Academy all within easy reach.

The closest stations are Clapton and Homerton Overground Stations which offer direct lines to Liverpool Street and Stratford international in under ten minutes. Hackney Central offers lines to Stratford and, Highbury & Islington.









Floor Plans



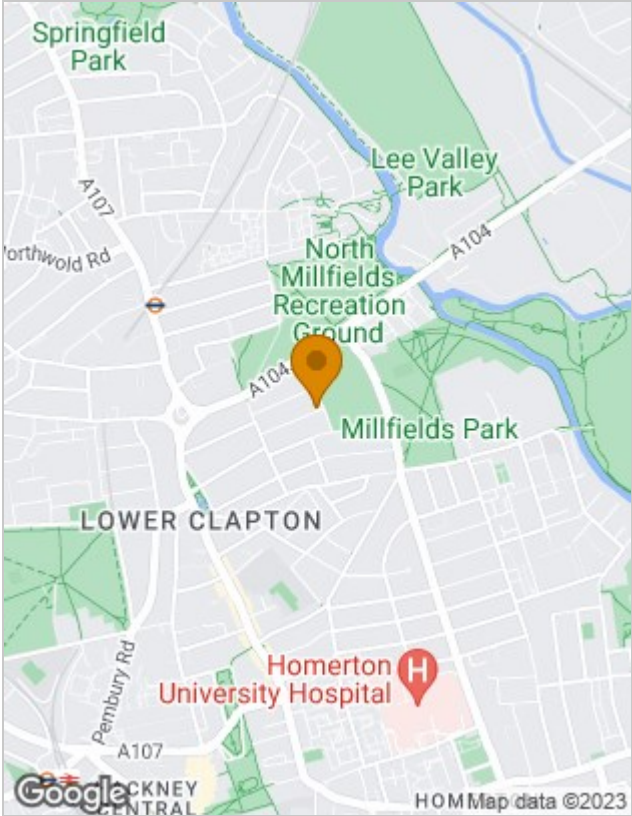
Viewing

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.

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Location Map



Energy Performance Graph

