



# LOVE LIVING

HACKNEY



45 Thornby Road, London, E5 9QL

£1,150,000



3



1



2



2



£1,150,000

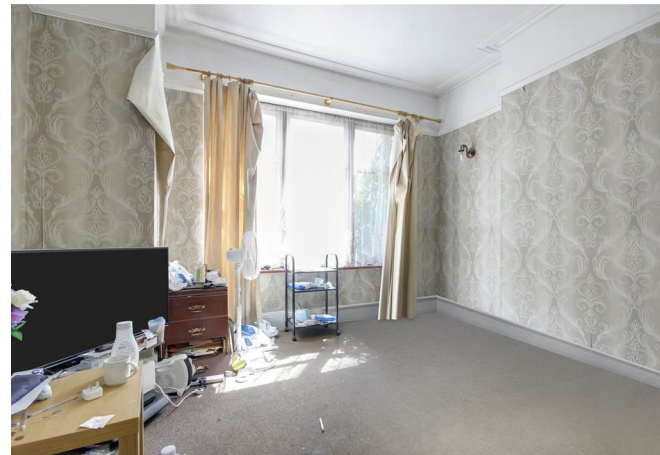
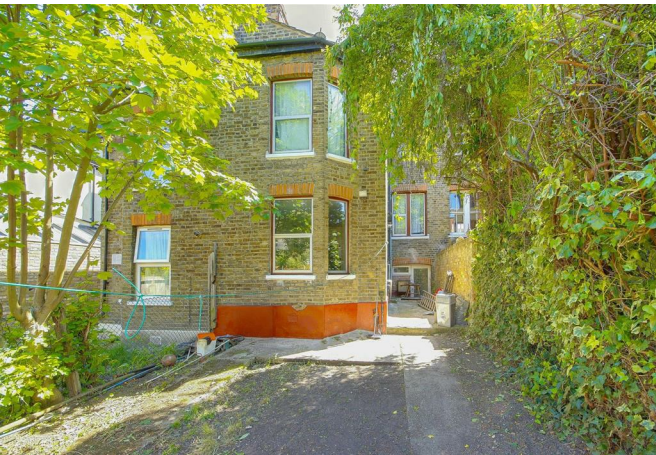
# 45 Thornby Road

London, E5 9QL

- Two spacious reception rooms
- Accessible Transport Links
- Prime Location
- Three well-sized bedrooms
- Moments from Millfields Park
- Basement for storage

## The Home -

This well-laid-out three-bedroom home on Thornby Road offers generous living space across three levels, including two reception rooms, a bright kitchen with garden access, a separate W/C, a wet room, and a full basement. The home's flexible layout includes two spacious living areas (one easily repurposed as a dining room), a kitchen with built-in oven and storage, and three good-sized bedrooms on the upper floor. With natural light throughout and practical features like a separate W/C and a basement for storage or future use, this house is perfect for a growing family or those seeking space to adapt and personalise. Thornby Road is one of Lower Clapton's most sought-after streets, ideally positioned just moments from the green spaces of Millfields Park and the vibrant Chatsworth Road, known for its independent shops, cafés, and restaurants. Commuters will appreciate easy access to Clapton Overground and Hackney Downs, offering direct routes to Liverpool Street in under 10 minutes. Hackney Central also provides quick connections to Stratford and Highbury & Islington.



## Indoors

Upon entering through the paved front garden, you're welcomed into a bright hallway. Immediately to your left is the main living room well-lit with a large window and spacious enough for a comfortable sofa and TV setup.

Next door, the second reception room offers equal versatility. With great natural light and generous space, it can function as a second living area, home office, or dining room, conveniently positioned next to the kitchen.

At the end of the hallway is the kitchen, which features built-in storage for all your cutlery and utensils, along with an integrated oven. A large window provides ample natural light, and there's space for a small dining setup. This room also offers direct access to the paved back garden.

A staircase off the hallway leads down to the basement ideal for storage or potential conversion to a utility or hobby room.

Heading upstairs, you'll find three bedrooms and two wash areas. The main bedroom is directly ahead, with ample space for a double bed and furniture. The second bedroom is also well-sized, followed by the separate W/C and the main wet room, which includes a shower and sink basin. With some updating, the wet room could be converted into a full bathroom. At the end of the corridor is the third bedroom ideal as a child's room or home office.

## The Outdoors



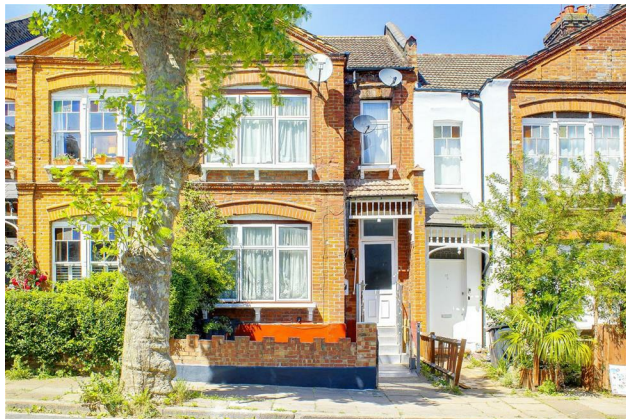
Both the front and back gardens are paved with the opportunity to add some foliage and offering low maintenance and practical outdoor space. The front garden is perfect for a morning coffee in the sun, while the back garden offering enough space for planting, landscaping, or a BBQ area.

### **Loving The Location**

Thornby Road is conveniently positioned on one of Lower Clapton's most desired roads, only moments 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. 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.

Thornby Road sits in the catchment area for Rosemary Works nursery and many fantastic primary and secondary schools, including Rushmore primary, Millfields community school and Clapton girls academy.

The closest stations are Clapton overground and Hackney Downs, which offers direct lines to Liverpool Street in under ten minutes. Hackney Central offers lines to Stratford and, Highbury & Islington.





## Floor Plans



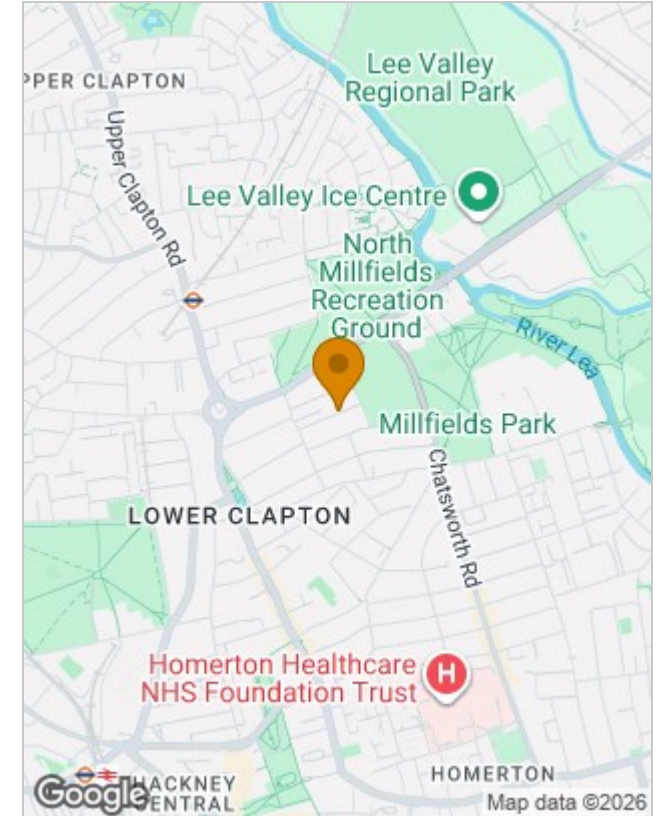
## Viewing

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

