



# LOVE LIVING

HACKNEY



105 Glenarm Road, Hackney, E5 0NA

£1,600,000





£1,600,000

# 105 Glenarm Road

Hackney, E5 0NA

- Victorian home arranged over four floors
- No onward chain
- Four bedrooms
- Basement with own front door ideal for guest quarters
- Moments from Chatsworth Road with its array of trendy coffee shops and eateries
- Fully renovated with a design led touch throughout
- Three bathrooms/shower rooms
- Open plan kitchen with crittal doors leading to the garden
- 2048 Sqft of living accomodation

## The Home -

Located on the ever popular Glenarm Road, this four bedroom, four storey Victorian home has been thoughtfully renovated. The loft has been converted and the basement excavated to create a spacious family home that spans over 2048 square feet. Glenarm Road is positioned perfectly to enjoy the numerous cafes, shops and restaurants that Chatsworth Road has to offer, the Green spaces of Millfields Park are a short walk away and Hackney Central overground is just one of the many transport options offering swift access to the city.



## The Indoors

Entering via a restored stained glass front door, the entrance hall has engineered solid Oak floors underfoot. The main living room is accessed via double doors and has been opened up and is a welcoming space that has a feature fireplace, there is double glazed, wooden sash window to the front and engineered solid oak floors underfoot with the wood panelling on the walls. The open plan kitchen/dining room has been designed with much thought given to space and light. The engineered solid oak floors continues, there are sliding doors opening out onto the lush landscaped garden with built in bench seating and soft lighting. Glazing has been added to the extended area which floods the room with natural light, the kitchen is well equipped with cupboard space, granite worktops and a double electric oven and gas hob. Before you descend down into the basement there is a W.C with a hand basin and Terezzo tiling on the floor. The lower ground floor level is a versatile space with a large room perfect for a guest bedroom with double glazed bay window to the front and shower room and storage to the rear of the plan.

As you ascend the hardwood/pine staircase to the first floor you will find three double bedrooms along with the family bathroom. The main bedroom is a wonderfully bright and spacious room with three double glazed sash windows and bespoke built in wardrobes. The bathroom has a walk in shower, bath, hand basin, W.C and emerald green herringbone style tiling to complement the space. The second and third bedrooms can be found towards the rear of the plan and offer excellent light and space perfect for family living. The top floor of the property has been turned into a wonderful retreat and could comfortably be used as the main bedroom with cleverly designed built in storage and a stunning en-suite shower and bathroom complete with freestanding bath and Lusso Stone sink.





### The Outdoors

The garden has been thoughtfully designed creating the perfect space to relax and entertain. The space links perfectly from the extended kitchen area and has been landscaped with a designated patio and seating area and a lush lawn to complete the look.

### Loving The Location

Glenarm Road is located in one of Lower Clapton's most desired areas, 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 107 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. .

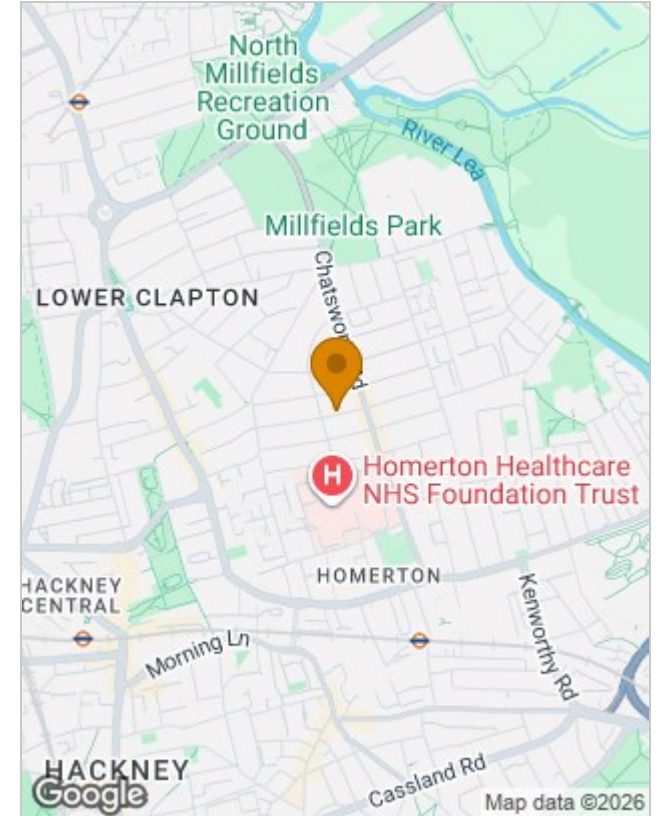




## Floor Plans



## Location Map



## Energy Performance Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

## 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.

Studio 74, Containerville 1 Emma Street, London, E2 9DT

Tel: 0203 005 2600 Email: [hello@loveliving.uk](mailto:hello@loveliving.uk) <https://www.loveliving.uk>