



LOVE LIVING  
HACKNEY



28 Clissold Crescent, Hackney, N16 9BE

£1,200,000



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# 28 Clissold Crescent

Hackney, N16 9BE

- Natural Oak engineered floors
- Three stylish bathrooms with Claybrook tiles and gun metal wall-mounted taps
- Double glazed timber sash windows throughout
- Moments from Newington Green and Clissold Park
- Share of freehold
- Designer kitchen with Carrara marble tops
- Ten year Build-Zone warranty
- Three double bedrooms
- Short walk from Canonbury and Rectory Road station

## The Home -

Set within a beautiful, newly converted Victorian House. This exquisite three-bedroom apartment is one of just six bespoke residences, carefully designed and impeccably finished by William Paul Architecture. The home comes with a ten year Build-Zone new home warranty and is perfectly positioned on Clissold Crescent, a peaceful and leafy street moments from Newington Green and Clissold Park. The apartment merges period charm with cutting-edge energy efficiency and high-spec contemporary design ideal for modern urban living. Inside, you'll find three double bedrooms, three designer bathrooms and an open-plan kitchen/living/dining area that opens onto the private garden that's bathed in southwest light. Every detail has been considered: from natural oak engineered floors and Claybrook Studio tiles, Carrara marble countertops, and gunmetal tapware. The property also features double-glazed timber windows, aluminium-framed doors that create a bright and airy feel throughout.



£1,200,000



## The Indoors

The entrance hallway guides you directly into the bright open-plan kitchen, dining, and living space an area that naturally draws you toward the outdoors through wide glass sliding doors that open onto the south west facing garden. The kitchen features Carrara marble countertops, integrated appliances including a fridge-freezer and dishwasher, and plenty of storage space for everyday essentials plus designer flooring in natural oak runs underfoot.

On this entrance level sits the first double bedroom, complete with its own ensuite with carefully chosen Claybrook Studio tiles. The lower floor holds the remaining two bedrooms both doubles, both opening onto the lower garden. The main bedroom has its own private ensuite (also with Claybrook Studio tiles) and the centrally placed family bathroom is styled with the same high-quality finish. The lower garden level also includes a practical storage room. Air source heating, double-glazed timber windows and elegant gunmetal fixtures.

## The Outdoors

The southwest facing private garden brings sunshine well into the afternoon —perfect for relaxing, entertaining, or growing a few favourite plants. The lower garden offers additional outdoor space, giving you fresh air and greenery right outside both lower-level bedrooms. A set-up that feels like a peaceful pocket of nature hidden away in the city.

## Loving The Location

Clissold Crescent is a quiet, residential street perfectly located within minutes of Stoke Newington, Clissold Park and Newington Green. At the heart of Newington Green is a four-way junction where Stoke Newington, Canonbury, Dalston and Green Lanes meet. Residents love Newington Green



because of the close community and village atmosphere. Plenty of tree-lined residential streets just off the main thoroughfare lead to a plethora of fantastic cafes, bars and restaurants, some of the highlights include the ever popular Jolene, Yield wine bar and the lady Mildmay pub. If you like to eat, drink and be merry, you're in for a treat here, it's approach road are sprinkled with bustling cafes, lively, dog-friendly pubs, and popular independent shops. The fresh veg from Newington Green Fruit & Vegetables. The north-east London postcode is high in demand and is awash with creativity, boutique shops and the latest restaurants.

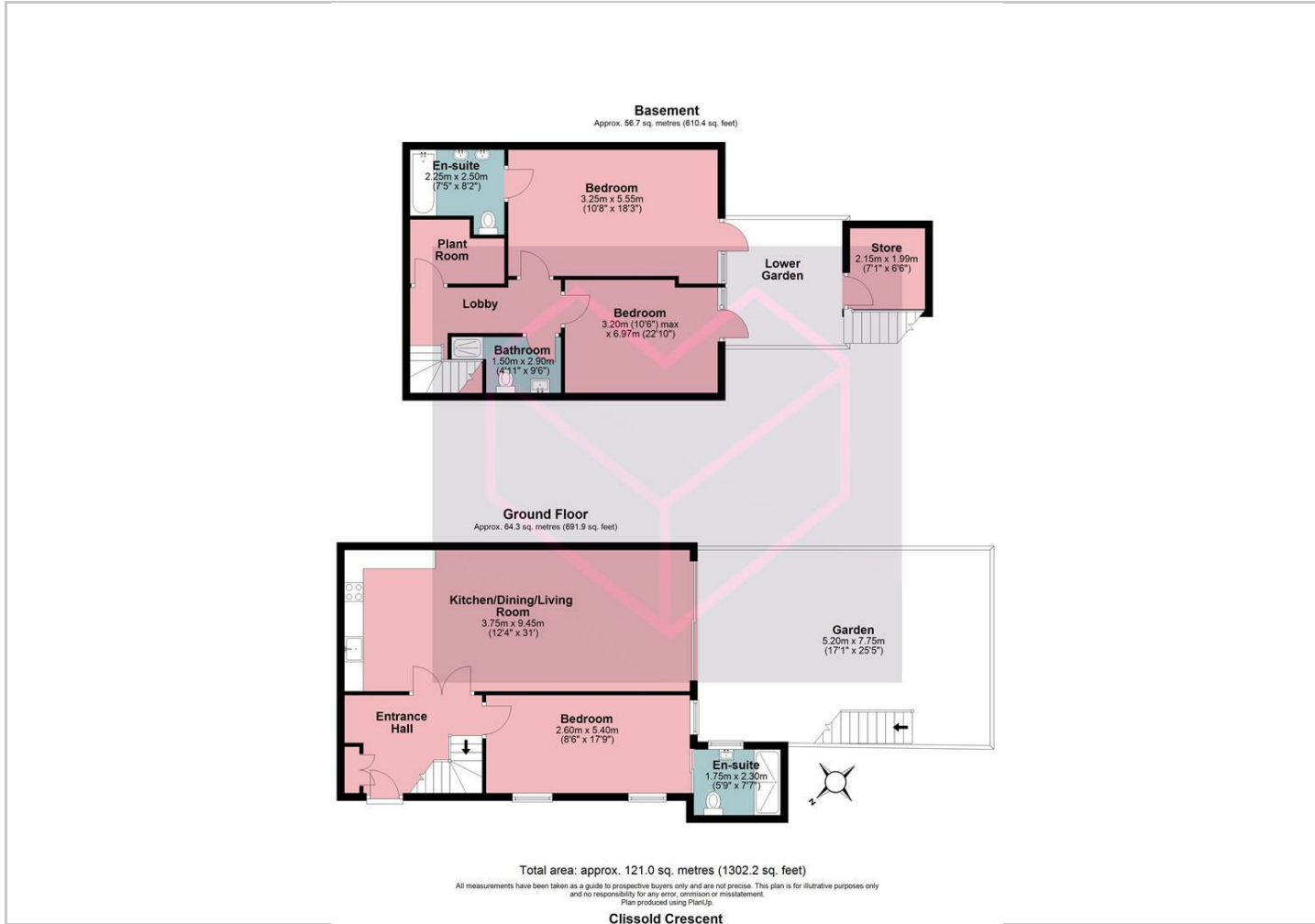
Church Street is full of artisan coffee shops and smart cafes every few yards including Caffeine London; The Good Egg; The Blue Legume; The Green Room and The Last Crumb Cafe. There is a wide choice of restaurants including Franco Manca chain pizzeria; Fanny's Kebabs, now with three branches; Spanish restaurant Black Pig with White Pearls; The Haberdashery for brunch and lunch; Yum Yum, a long-standing modern Thai restaurant in a fine Georgian house.

Clissold Park is a 55acre community park that has tennis courts, a bowling green, ornamental lakes, an aviary and an animal enclosure with deer, goats and chickens, as well as an attractive cafe at the 18th century Grade II listed Clissold House. There is a woodland park and nature reserve at Abney Park Cemetery, where entry is free, and there are lots of activities on offer, from wooden spoon carving to guided nature walks. Both Rectory Road and Canonbury stations are close by offering excellent transport links into central London and beyond.

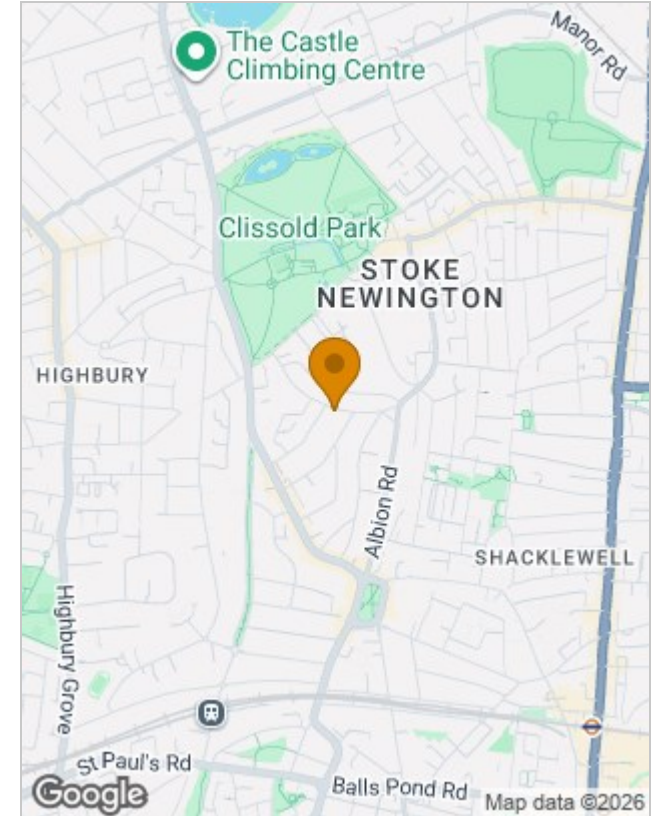




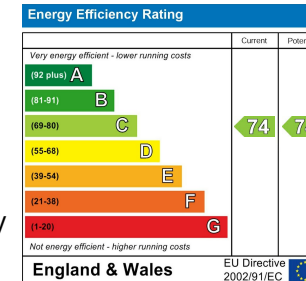
## Floor Plans



## Location Map



## Energy Performance Graph



## 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>