



LOVE LIVING
HACKNEY



94 Clifden Road, London, E5 0LN

£1,175,000





94 Clifden Road

London, E5 0LN

- Victorian freehold house
- Three double bedrooms
- Original features
- South facing garden
- Two bathrooms
- Moments from Chatsworth Road

The Home-

This three-bedroom home on Clifden Road offers a balance of modern living and period charm, situated in one of Lower Clapton's most desirable locations. With a spacious, double reception room, a contemporary under floor heated kitchen with direct South facing garden access, a generous cellar and two bathrooms. This home is ideal for families and professionals alike. Having been thoughtfully maintained and upgraded by the current owners, it features a newly re-tiled roof, freshly painted interiors, an upgraded boiler and premium fixtures throughout, making it ready to move into and enjoy. Positioned just moments from the famous Chatsworth Road with its array of cafes, shops and restaurants. The house also presents the opportunity to extend to the rear and into the loft (subject to the usual planning consents). Transport links are excellent, with Homerton and Hackney Central stations providing quick routes to Stratford and Highbury & Islington. Nearby Clapton Overground and Hackney Downs stations offer direct services to Liverpool Street in under 10 minutes, making this an ideal home for those commuting into the City.



£1,175,000



The Indoors

Upon entering, you are welcomed by a bright and inviting hallway that leads directly to the extensive reception room on the left. This beautifully proportioned space is perfect for relaxing with family or entertaining guests. Beyond the reception room lies the under floor heated modern kitchen, which has been fitted with high-quality finishes, including Bosch appliances and a premium Franke tap, blending functionality with style. At the rear of the ground floor, you will find a bathroom which also has underfloor heating, complete with elegant Hansgrohe taps and shower fittings, adding a touch of luxury to the space. The kitchen provides direct access to the garden, creating a seamless connection between indoor and outdoor living, descending to the lower ground floor, a generous cellar offers valuable storage space, helping to keep the home organised and clutter-free. On the first floor, the property hosts three well-proportioned bedrooms. The principle bedroom, positioned at the front of the house, is filled with natural light thanks to two sash windows. Adjacent to this is the second bedroom, which could easily be used as a nursery, home office, or additional sleeping space. The third bedroom, located towards the rear, benefits from its own en-suite bathroom, providing comfort, privacy, and convenience.

The Outdoors

The home enjoys a south facing garden, accessible directly from the kitchen. This peaceful space is perfect for entertaining, enjoying a morning coffee, or unwinding after a long day. With its easy access and low-maintenance design, it enhances the property's appeal as a family-friendly home. There is also plenty of scope to extend the property into the garden (subject to the usual planning consents)

Loving The Location

Clifden Road is located in one of Lower Clapton's most desired areas,



offering 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 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.

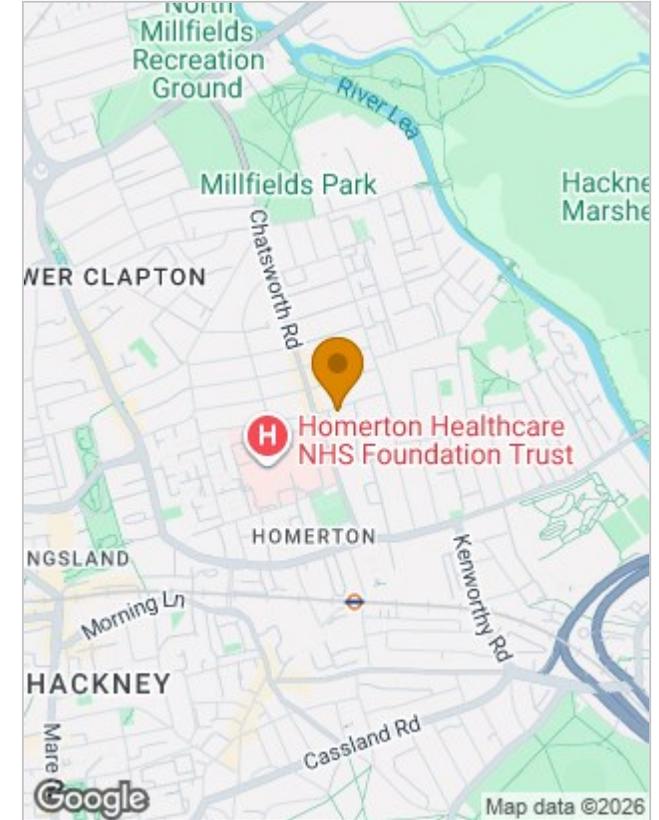




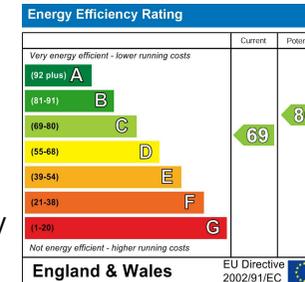
Floor Plans



Location Map



Energy Performance Graph



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 <https://www.loveliving.uk>