



LOVE LIVING  
HACKNEY



28 Clissold Crescent, Hackney, N16 9BE

£450,000



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£450,000

# 28 Clissold Crescent

Hackney, N16 9BE

- Natural Oak engineered floors
- Stylish bathroom with Claybrook tiles and gun Metal wall-mounted taps
- Double-glazed arched timber sash windows throughout
- Moments from Newington Green and Clissold Park
- Share of freehold
- Designer kitchen with Carrara marble tops
- Efficient air source heat pump hot water cylinder
- Spacious bedroom with room for a double bed and built-in wardrobes
- Short walk from Canonbury and Rectory Road station
- Ten year Build-Zone warranty

## The Home –

Set within a converted Victorian house and one of six individually designed residences that all come with a ten year Build-Zone new home warranty. This beautifully designed one-bedroom flat offers comfort, quality, and character in equal measure. Carefully designed and impeccably finished by William Paul Architecture, featuring natural oak engineered flooring and double-glazed timber sash windows, this is a space where every detail has been considered. From the airy, light-filled living space to the contemporary bathroom, this home has bespoke finishes throughout including Carrara marble tops in the kitchen and Claybrook Studio tiles in the bathroom. This apartment is a refined sanctuary in one of East London's most vibrant areas. Located on Clissold Crescent, you're just minutes from the energy of Stoke Newington, the calm of Clissold Park, and the charm of Newington Green. With cafés, independent shops, pubs, and excellent transport connections nearby, it's an ideal home for those seeking both community and convenience.



## The Indoors

You're greeted by a smart entrance hall/utility area that houses a built in washing machine and provides space ideal for storing coats and outerwear. Directly ahead is the main bathroom, a tranquil retreat finished with travertine and terrazzo-inspired tiles, a sleek bath with a shower head fixture, and a white ash veneer vanity unit with integrated sink. The wall-mounted Gun Metal satin tapware and ambient lighting give this space an elegant, hotel-like feel.

From here, step left into the open-plan kitchen and living area. With three arched sash windows flooding the room with natural light, this space balances relaxation and sophistication. The kitchen features soft sandstone matte cabinetry, Carrara marble worktops, and is fully equipped with a built-in oven, dishwasher, fridge, and freezer. There's ample space for a dining setup, perfect for entertaining or enjoying quiet evenings at home.

Tucked away at the rear is the bedroom, a peaceful and private space with room for a double bed and wardrobes. An arched sash window adds charm and provides generous natural light, while dense wool mix carpets underfoot keep things cosy.

## 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 cafés, 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 cafés, including Caffeine London; The Good Egg; The Blue Legume; The Green Room and The Last Crumb Café. 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.

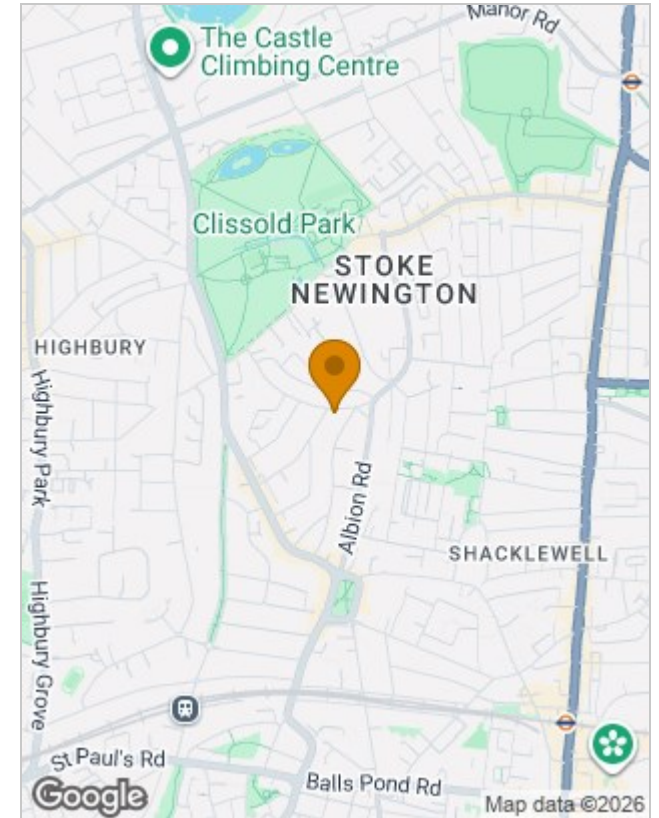




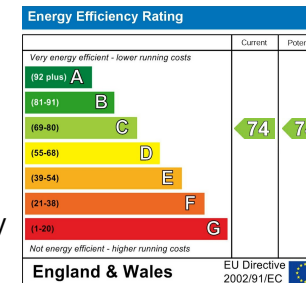
## Floor Plans



## 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.

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