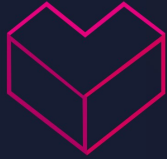


# LOVE LIVING



125 Elderfield Road, London, E5 0AY

Offers in excess of £350,000



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# 125 Elderfield Road

London, E5 0AY

- West facing reception
- Short walk away from Chatsworth Road
- Open-plan Kitchen/Living area
- Bright one-bedroom apartment
- Minutes away from Millfields Park
- The closest stations are Clapton, Hackney Central and Homerton

## The Home -

Set within a modern development on Elderfield Road, this bright one-bedroom apartment offers a calm and well-balanced living space where natural light and thoughtful layout create a home that feels both practical and inviting. Positioned on the first floor, the apartment benefits from dual-aspect windows, allowing light to move through the space throughout the day. The living area enjoys warm west-facing light, while the bedroom faces south, creating a bright and comfortable environment across the home.

With Chatsworth Road on your doorstep, there are plenty of options for restaurants, cafes and shops, plus both Homerton and Clapton overground stations are a short walk away providing easy access to the city and beyond.



## The Indoors

Stepping through the front door, the hallway leads into the apartment with the bedroom to your left and the bathroom to your right.

The bedroom is a comfortable double room, filled with soft southern light through its window. The proportions allow space for a double bed and additional furniture, creating a calm and restful space that feels tucked away from the main living area. Opposite sits the bathroom, finished in a clean and contemporary style. Soft neutral tiling keeps the room bright, while patterned floor tiles add a subtle touch of design, bringing character to the space while maintaining a calm and understated feel.

Moving further into the apartment, the home opens into the open-plan kitchen/living and dining space, which forms the heart of the flat. Large dual-aspect windows allow natural light to move beautifully across the room. The west-facing window fills the living space with warm afternoon and evening light, while the additional window keeps the space bright and airy throughout the day. The living area comfortably accommodates a sofa and seating area, with space for a dining table beside the window. The kitchen sits neatly along one side of the room, integrated into the open-plan layout so the space remains sociable and connected — ideal for both everyday living and relaxed entertaining.

## Loving the Location

Elderfield Road is a short walk from Millfields Park and Chatsworth



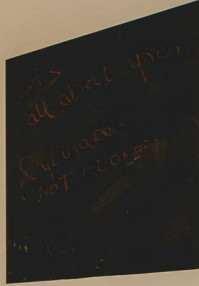


Road, which runs north from Homerton to Millfield's Park and Hackney Marshes, offers many independent shops, cafes and restaurants, including Ramen cafe Men and specialist suppliers L'epicerie 56. The high welfare Morgans Butchery, Stone Bros is excellent for coffee, and there is a weekly food market on Sundays. Restaurants such as Uchi, My Neighbours The Dumplings and Lucky & Joy, in addition to the legendary wine bar P. Franco are all moments away in Lower Clapton. The Elderfield is a classic local favourite pub. The Castle Cinema, is independently crowd funded 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.

The closest stations are Clapton, Hackney Central and Homerton, which offer direct lines to Liverpool Street in under ten minutes and Highbury & Islington/Stratford international. Numerous bus routes provide swift access into central London and beyond

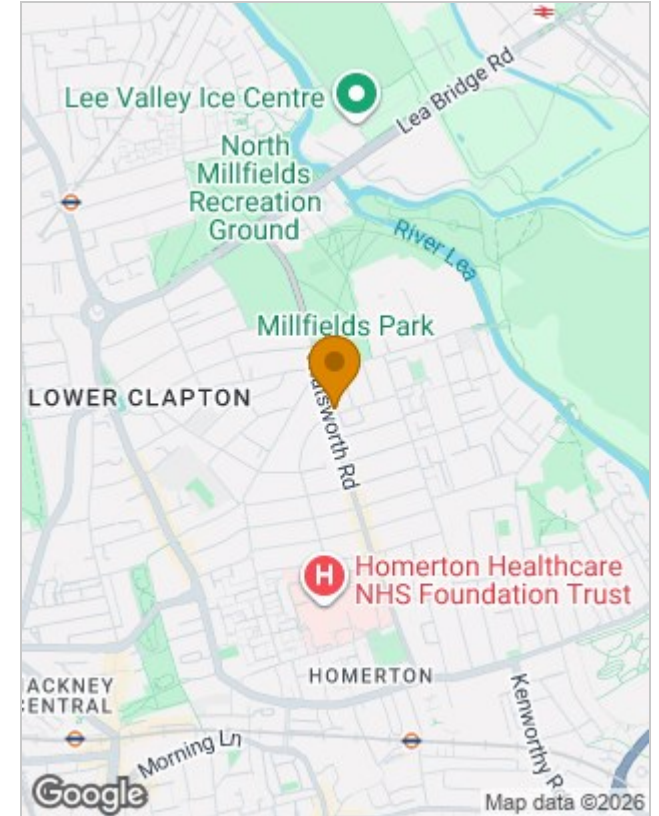




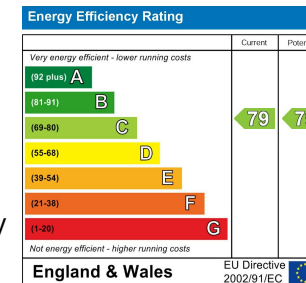
## Floor Plans



## 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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