



# LOVE LIVING

HACKNEY



167 Elderfield Road, London, E5 0AY  
£850,000



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# 167 Elderfield Road

London, E5 0AY

- Fully converted and tanked basement (2017/18) with Norton pump and alarm system
- Side return and rear extension completed 2021/22
- Kitchen with Fenix cabinetry, Caesarstone worktop
- Landscaped rear garden with cedar fencing
- Prime Location
- New sash windows throughout
- Reclaimed wooden flooring
- Diespeker terrazzo bathroom with Lusso and Claybrook fittings
- Front garden redesigned 2024 with corten planters
- Accessible transport links

## The Home -

This home on Elderfield Road has an ease to it, the kind that comes from good light, considered design, and spaces that simply work. Its Victorian character remains, but years of thoughtful updates have given it a quiet sense of flow. Behind the brick facade are three bedrooms, a double reception room, plus a kitchen diner that is flooded with natural light and opens onto the garden which is a calm and practical outdoor space that catches the best of the afternoon light. The kitchen and bathroom have been finished with quiet precision, the kitchen fitted with Fenix cabinetry, Caesarstone worktops and Bosch appliances, while the bathroom features terrazzo flooring and Claybrook tiles. Elderfield Road has that rare mix of calm and connection close to the cafés and market life of Chatsworth Road, with Millfields park and the River Lea just moments away.

£850,000



## The Indoors

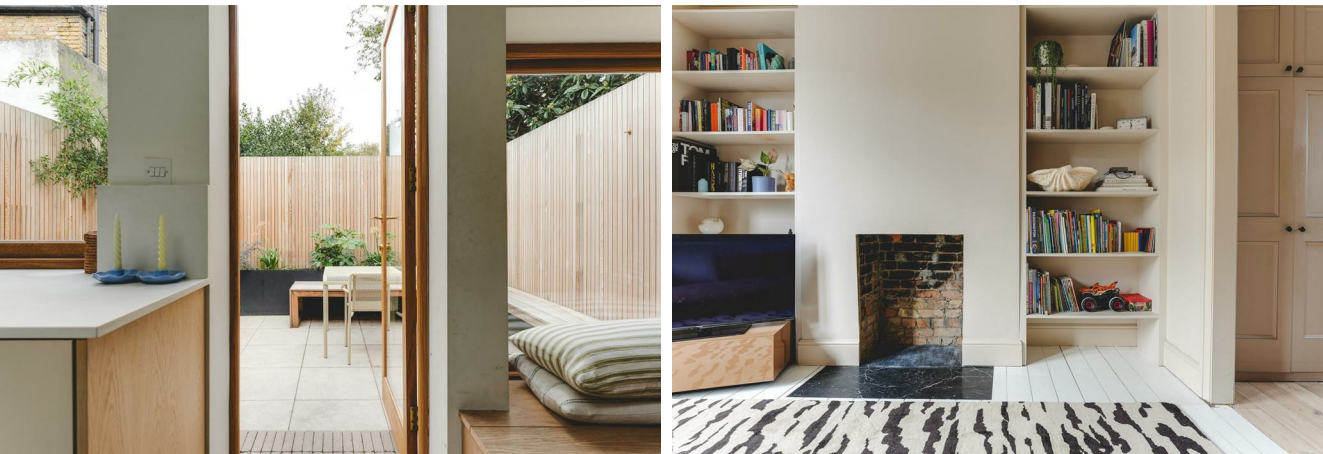
On entering, the living room opens to your left tall sash windows, original coving, and light that moves beautifully across the reclaimed floorboards. There's warmth in the details: marble hearths, fitted shelving and full-length tulip-wood shutters.

Down a short flight of stairs is a room currently used as a child's bedroom, though it works equally well as a study. It has an oak-framed door opening onto the courtyard, reclaimed floorboards underfoot, and a calm, connected feel that makes it easy to spend time in. Beyond the hallway sits the bathroom, finished in terrazzo and Claybrook tile, with Lusso stone fittings that feel timeless rather than showy.

The kitchen and dining space stretch across the rear of the house, redesigned in 2021/22. Fenix cabinetry, a Caesarstone concrete worktop and a run of Bosch appliances make it a cook's kitchen without feeling clinical. A bespoke oak bench wraps the dining area, mirroring the outdoor seating so the two spaces connect naturally. A large skylight and picture window frame the garden, drawing light across the concrete tiled floor. It's a bright, generous space that makes it easy to cook, talk and be part of whatever's happening around the table.

On the lower ground floor are two bedrooms. The main sits at the front with bay windows and shutters a calm, well-proportioned room. The second is next door, also a double, with good storage and a peaceful feel.

## The Outdoors





The back garden was finished in 2024, cedar fencing, black steel planters, porcelain paving and a long London Stone step. It feels private, low-key, and beautifully done. There's a built-in bench for morning coffee or an evening glass of wine, surrounded by soft planting and just enough greenery to feel removed from the city. The front garden has been reworked too, with corten-steel planters and a neat wall that conceals the bins and frames the lightwell. Every detail feels deliberate, but nothing feels overdesigned.

### 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



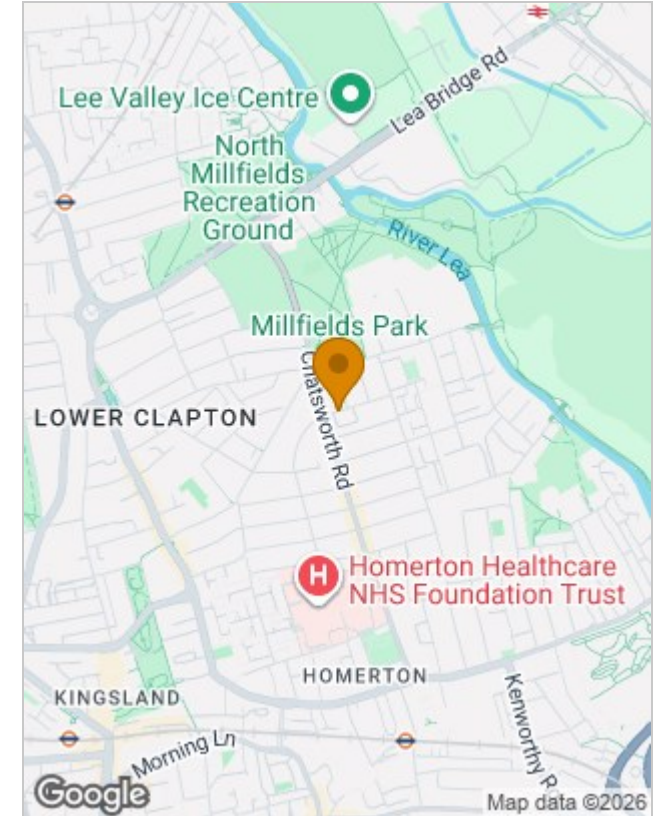
## Viewing

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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## Location Map



## Energy Performance Graph

