



LOVE LIVING

HACKNEY



2A Elmcroft Street, London, E5 0SQ

£850,000



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£850,000

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London, E5 0SQ

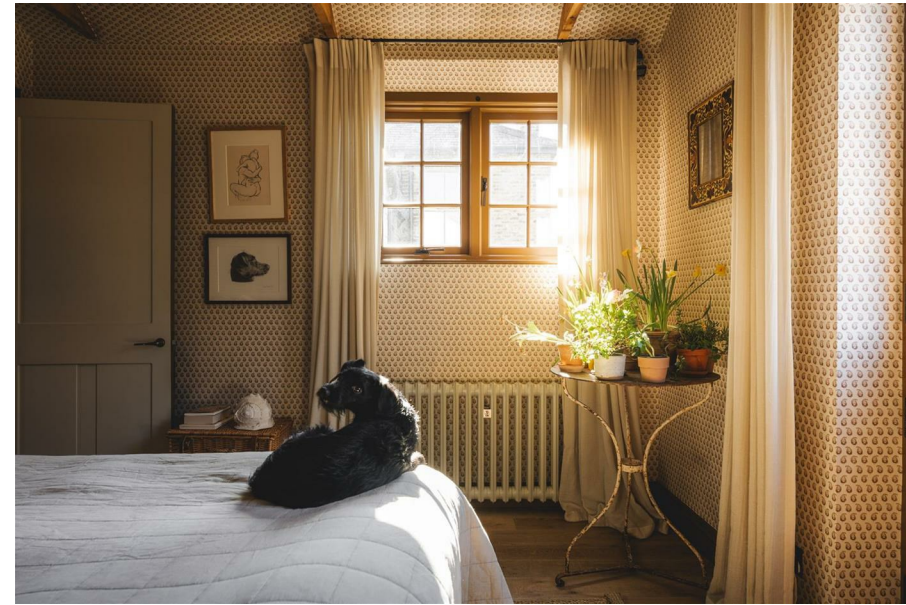
- Two-bedroom freehold coach house
- Open plan ground floor living, dining and kitchen space
- Rebuilt front boundary wall and re-paved courtyard garden
- Prime location close to Chatsworth Road
- Fully refurbished with internal reconfiguration
- New hardwood windows and doors throughout
- Private front outdoor space with seating and cycle storage

The Home -

This truly unique two-bedroom former coach house is set quietly behind a rebuilt brick wall and gate. Tucked away from the road, it feels calm, private and filled with natural light throughout. The house has been carefully reworked to simplify and improve the layout, with an open, continuous ground floor and a more balanced arrangement upstairs. The result is a space that flows easily and feels considered without excess.

Featured in House and Garden magazine, the Interiors are pared back and consistent. Walls are finished in Farrow & Ball, combined with solid wood floors, deVOL fittings, vaulted ceilings with exposed beams, a stable door and an Emery & Cie bathroom, all contributing to a warm colour palette creating wonderfully soft tones. Nothing feels overdone; each element has been chosen and carried through with purpose.

To the front, a private, peaceful garden (blessed with Wisteria) sits behind the boundary wall, creating a quiet outdoor space. Elmcroft Street is a very sought after location in Lower Clapton, within easy reach of Chatsworth Road, Hackney Downs, Millfield's Park, the River Lea and central London connections via both Hackney Central and Clapton overground.



The Indoors

The ground floor is arranged as a stunning lateral space, running from front to back. Light flows throughout, catching on surfaces and timber underfoot, giving the space a calm, even quality throughout the day. Glazed doors open directly outside, extending the room beyond its footprint. The kitchen is set within this space rather than separated from it. Shaker-style cabinetry sits alongside timber worktops, with proportions kept simple and storage integrated cleanly. The detailing is careful without being showy a continuation of the wider approach. Fixtures have been selected with the same attention. Oxidised brass toggle switches and matching sockets from deVOL introduce a subtle contrast against the pale walls, adding weight and tactility at hand height. They sit comfortably within the scheme, alongside reclaimed timber flooring that runs throughout the ground level, its grain and variation bringing warmth without excess. Walls and ceilings are finished in Farrow & Ball's Shaded White a soft, chalky tone that shifts gently with the light, reinforcing the sense of cohesion across the house.

Upstairs, the arrangement is simple and effective. Two bedrooms sit beneath a modest roofline, both well-proportioned and evenly lit. The main room is slightly more generous, while the second is adaptable suited equally to use as a bedroom or a place to work. The bathroom, now positioned on this level, feels properly placed within the plan. Its relocation allows the ground floor to remain uninterrupted, while upstairs circulation is clear and direct. Finishes remain consistent: timber underfoot, neutral walls, and fittings chosen for longevity rather than statement.

The Outdoors

The outdoor space sits to the front of the house and reads as an extension of the architecture rather than an afterthought. Brick paving has been laid underfoot in a pattern that reflects the age and character of the building, giving the courtyard a sense of permanence. Planters line the edges, introducing greenery in a measured way without reducing usable space. The rebuilt boundary wall and gate create enclosure and privacy, reinforcing the feeling that the house is set apart from the street. There is space here to sit and use the area day to day for coffee in the morning or as an informal spill-out from the living space. Cycle storage has been incorporated discreetly, handled as part of the overall layout rather than added on. As with the interior, the approach is straightforward and considered. Nothing is overworked; everything has its place.

Loving the location

Elmcroft Street is located in one of Lower Clapton's most desired areas, only moments





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. 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.

There are many fantastic primary and secondary schools, including Rushmore primary, Millfields community school and Clapton girls academy all within easy reach.

The closest stations are Clapton overground and Hackney Downs, which offers direct lines to Liverpool Street in under ten minutes. Hackney Central offers lines to Stratford and, Highbury & Islington.

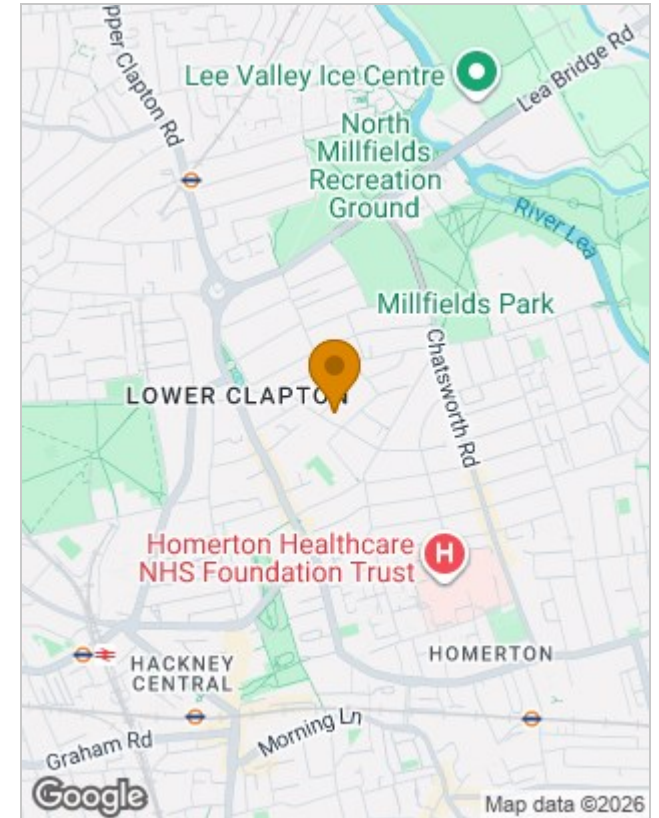




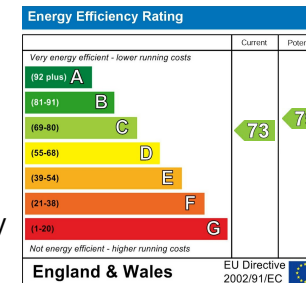
Floor Plans



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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