LOVE
LIVING

1 Northill House 35a Queensdown Road, London, E5 8NN

Offers in excess of £700,000

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- Approximately 973 sq ft / 90.4 sq m
- Two bathrooms, including an en-suite
- Two private patio gardens
- Extensive built-in storage
- Three double bedrooms
- Expansive open-plan kitchen, dining and living space
- Separate utility room
- Contemporary brick building close to Hackney Downs

The Home -

Set within Northill House, a contemporary brick building close to the open green space of Hackney Downs, this beautifully considered three-bedroom apartment combines clean modern architecture with warm, relaxed interiors.

Extending to approximately 973 sq ft, the apartment is arranged across a single level and has an unusually spacious footprint, centred around an impressive open-plan living space measuring almost 23 ft across. Floor-to-ceiling glazing draws daylight deep into the plan, while oak flooring, timber detailing and a restrained palette soften the building's more architectural lines.

Three double bedrooms, two bathrooms, a separate utility room and two private outdoor spaces make this a particularly practical home, while its own entrance adds a welcome sense of independence.

The Indoors

The main living space is the natural centre of the apartment, bringing the kitchen, dining and sitting areas together in one large, sociable room. A run of tall glazing creates a strong connection with the outside and brings particularly good natural light into the room.

The kitchen has been finished in a simple contemporary palette, with dark cabinetry set against white tiled splashbacks and pale worktops. A peninsula forms an informal breakfast bar, its slatted timber frontage introducing warmth and texture alongside the oak flooring. Open timber shelving, black fittings and integrated appliances complete a scheme that feels smart without becoming overly formal.

There is ample room beyond for a substantial dining table and a comfortable sitting area, creating clearly defined places to cook, eat and unwind while retaining the openness of the overall space. The current interiors layer deep green upholstery, artwork, plants and mid-century-inspired furniture against the quieter architectural backdrop.

The main bedroom is particularly impressive at over 18 ft in length. Bespoke full-height cabinetry provides extensive storage, while tall glazing brings in plenty of light and opens directly onto the private outside space. An en-suite shower room is tucked neatly beyond.

Two further double bedrooms sit elsewhere within the plan, one currently arranged as a nursery and the other as a home office/guest room. Both have excellent built-in storage, making the apartment particularly well suited to family life or those needing a permanent place to work from home.

A second bathroom is finished in large-format neutral tiling with a bath and overhead shower, while the separate utility room keeps laundry and everyday practicalities away from the main living areas.

The Outdoors

One of the apartment's more unusual qualities is its relationship with the outside.

The secluded patio garden creates private outdoor space and is reached directly from the living room. It has room for planting, seating and a barbecue, with the tall windows allowing the greenery to become part of the interior.

The bedrooms also connect particularly well with the outside, reinforcing the sense that this is closer in character to a small contemporary house than a conventional apartment.

Northill House itself is a distinctive piece of modern infill architecture, its pale brick façade punctuated by large black-framed windows and projecting metal balconies.

Loving The Location

Queensdown Road is located opposite Hackney Downs Park which has tennis and Basketball courts. Chatsworth Road, which runs north from Homerton to Millfields 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 Star 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.

Aside form Hackney Downs Park opposite, 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 Hackney Central overground which offers lines to Stratford and, Highbury & Islington. Hackney Downs and nearby Clapton station offers direct lines to Liverpool Street in under ten minutes.

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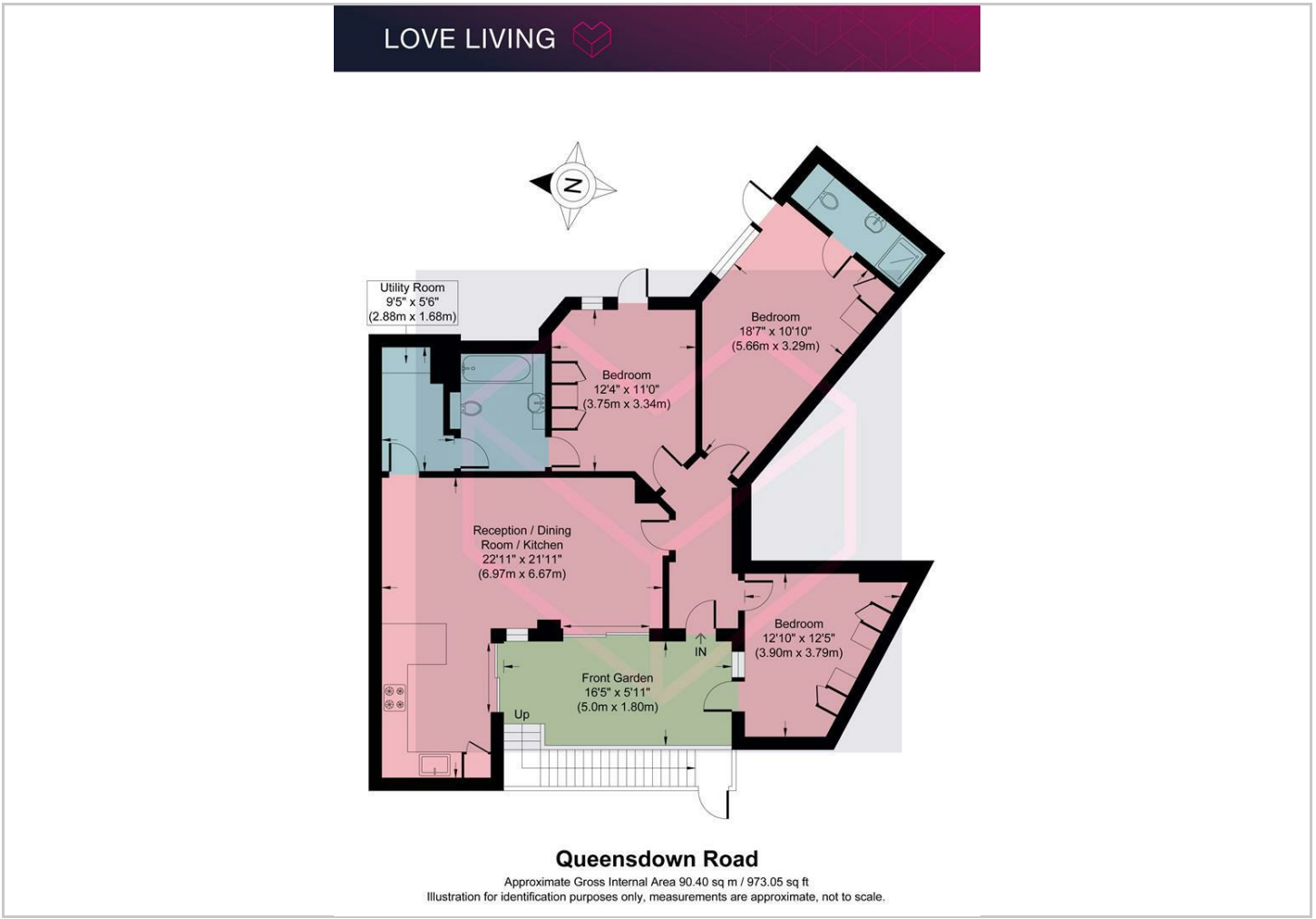
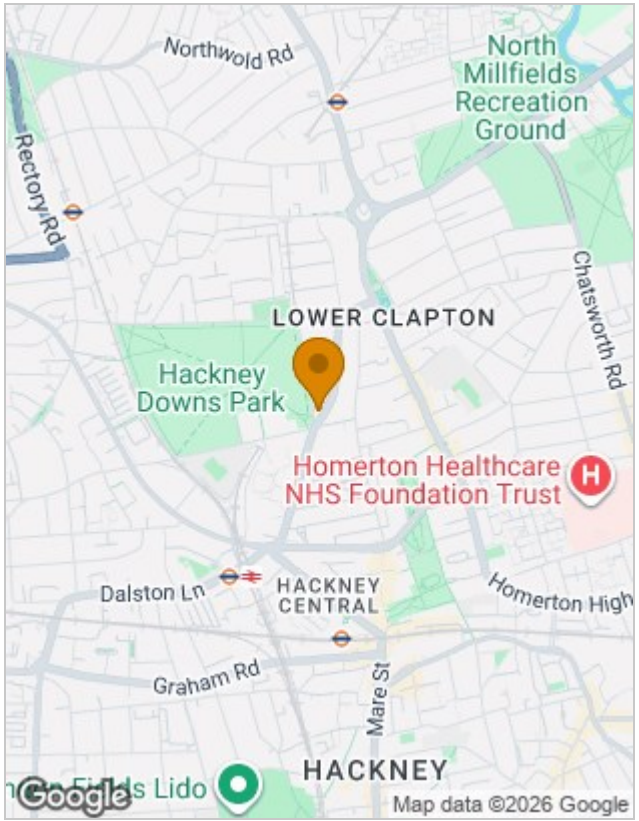
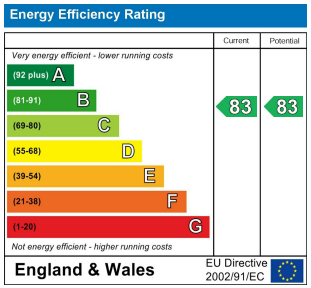
Floor Plans



Location Map



Energy Performance Graph



Viewing

Please contact our Love Living Office on 0203 005 2600 if you wish to arrange a viewing appointment for this property or require further information.

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