



LOVE LIVING  
HACKNEY



28 Clissold Crescent, Hackney, N16 9BE

£750,000



2



1



1



C



£750,000

# 28 Clissold Crescent

Hackney, N16 9BE

- Natural Oak engineered floors
- Stylish bathroom with Claybrook tiles and gun metal wall mounted taps
- Double glazed 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 bedrooms and private outdoor space
- Short walk from Canonbury and Rectory Road Station
- Ten year Build-Zone warranty

## The Home -

Set within a beautiful, newly converted Victorian House. This exquisite two-bedroom apartment is one of just six bespoke residences, carefully designed and impeccably finished by William Paul Architecture. The home comes with a ten year Build-Zone new home warranty and is perfectly positioned on Clissold Crescent, a peaceful and leafy street moments from Newington Green and Clissold Park. The apartment merges period charm with cutting-edge energy efficiency and high-spec contemporary design ideal for modern urban living. Inside, you'll find two double bedrooms, a sleek designer bathroom, and an open-plan kitchen/living/dining area that opens out onto a private outdoor space. Every detail has been considered: from natural oak engineered floors and Claybrook Studio tiles, to an air source heat pump system, Carrara marble countertops, and gunmetal tapware. The property also features double-glazed timber windows and aluminium-framed doors.



## The Indoors

Step through the front door and the main bedroom sits immediately to your left. It's a bright, welcoming room with a bayed window that fills the space with soft daylight. There's ample room for a double bed and full-height wardrobes, making it an easy space to furnish and settle into. Continuing downstairs the home opens into the kitchen and living area. Another bayed window anchors the room, giving it a generous, open feel. The kitchen is arranged with Carrara marble countertops, a full set of integrated appliances, and well-planned storage. The living and dining space sits comfortably alongside it, with aluminium-framed doors leading directly into a private courtyard an inviting extension of the living area on warmer days.

Beside the main living space is the second bedroom. Whether used as a study, guest room, or additional sleeping space, it has the proportions to adapt with your needs, offering space for a bed, desk, and storage. The main bathroom, fitted with a full-size bath and overhead shower. Claybrook Studio tiles, neat fixtures, and clean-lined fittings give the room a pared-back, calm atmosphere. Throughout the apartment, natural oak engineered flooring, gunmetal tapware, and double-glazed timber windows contribute to a thoughtful, long-lasting finish. An efficient air source heat pump system supports the home's strong energy performance, keeping running costs low and comfort levels high. The property also includes a ten-year Build-Zone new home warranty, offering peace of mind from day one.

## The Outdoors

Opening out from the main living space we have a private courtyard offering a peaceful retreat for a morning coffee or al fresco dining.

## 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 every few yards including Caffeine London; The Good Egg; The Blue Legume; The Green Room and The Last Crumb Café.

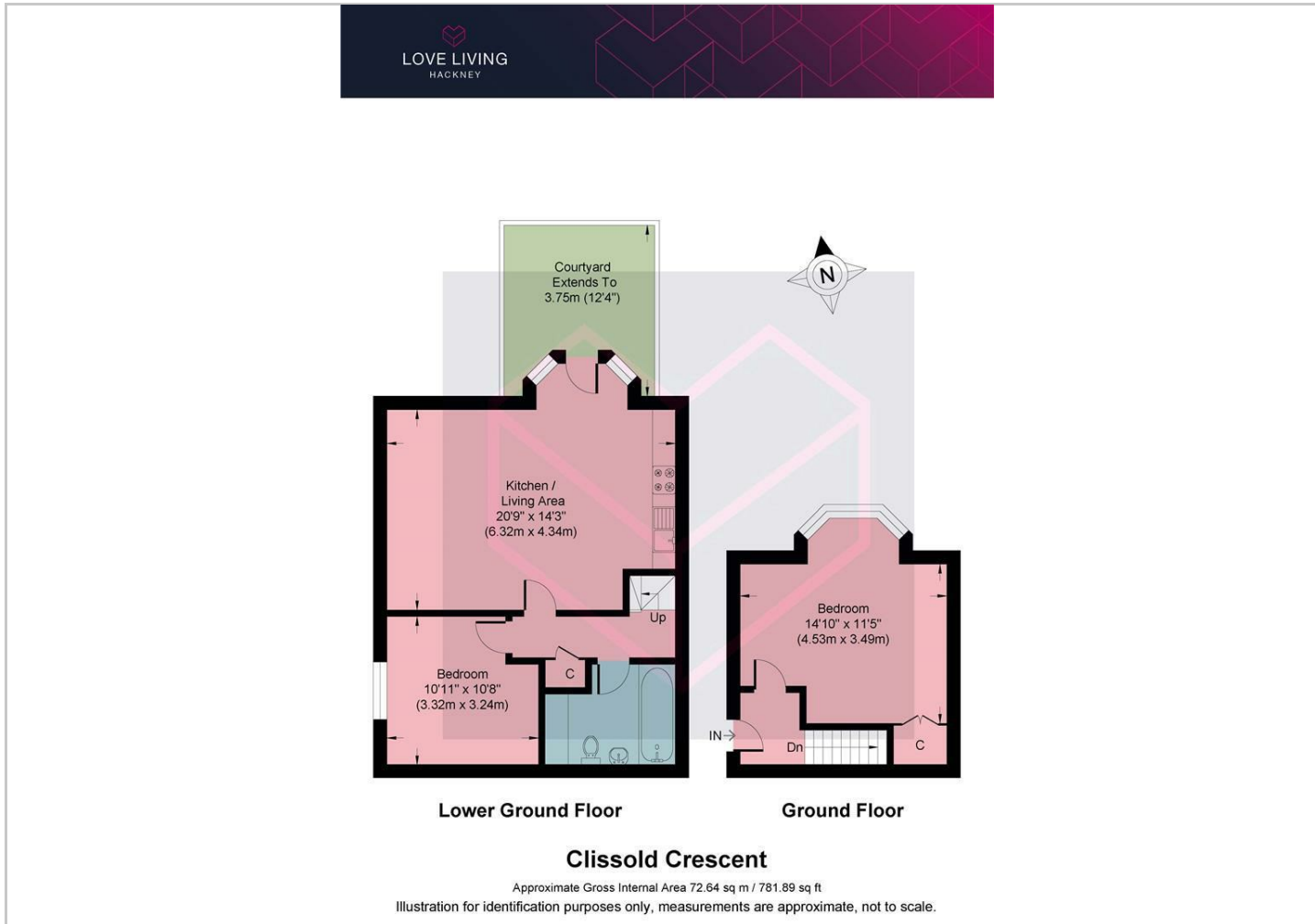
There is a wide choice of restaurants including Franco Manca chain pizzeria; Fanny's Kebabs, now with three branches; Spanish restaurant Black Pig with White Pearls; The Haberdashery for brunch and lunch; Yum Yum, a long-standing modern Thai restaurant in a fine Georgian house.

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.

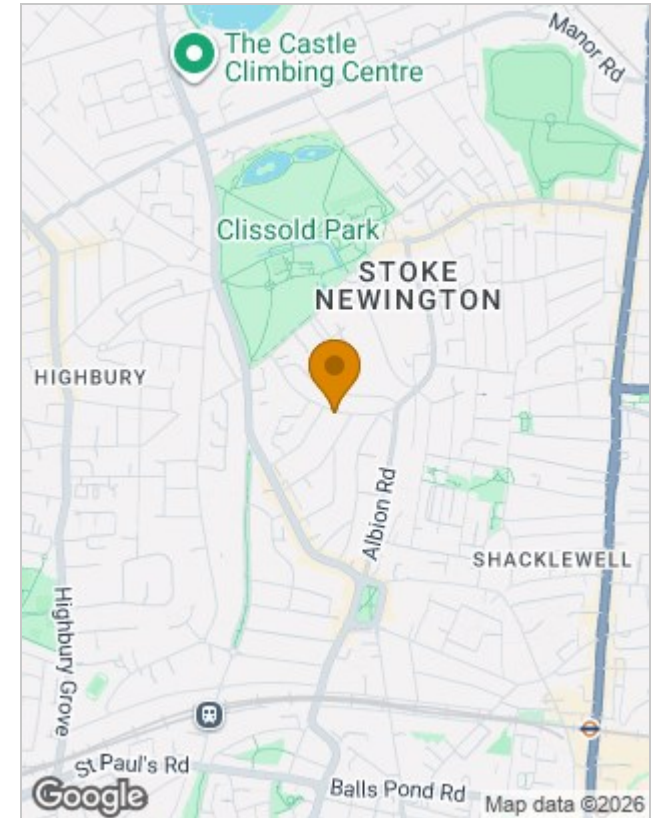




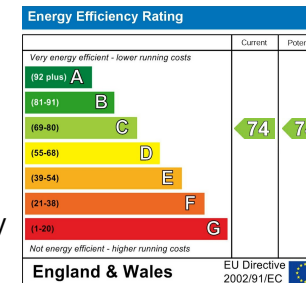
## Floor Plans



## 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.

Studio 74, Containerville 1 Emma Street, London, E2 9DT

Tel: 0203 005 2600 Email: [hello@loveliving.uk](mailto:hello@loveliving.uk) <https://www.loveliving.uk>