



LOVE LIVING
HACKNEY



100 Glenarm Road, London, E5 0NA

£585,000





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London, E5 0NA

- Two spacious bedrooms
- Professionally fitted shutters to front bay window.
- Bathroom with underfloor heating
- Double-glazed windows
- Chain free
- Open-plan living/kitchen
- Modern kitchen appliances
- Outdoor space
- Prime Lower Clapton location
- Private entrance

The Home -

This beautiful two-bedroom home on Glenarm Road offers modern finishes, open-plan living and a superb location. Spread across two levels, the property features a spacious open-plan kitchen, living room and dining area, sleek bathroom and a private outdoor space. With hardwood flooring, professionally fitted shutters, underfloor heating in the bathroom and an outdoor space to both the front and rear, this home is designed for stylish comfort and convenience. Situated in one of Lower Clapton's most desirable neighbourhoods with Chatsworth Road on your doorstep you'll have independent cafés, the open green spaces of Millfields Park and excellent transport links at your fingertips.



£585,000



The Indoors

Upon entry, you are welcomed by a generous open-plan living, dining, and kitchen area lit by bay windows. The kitchen is equipped with a built-in oven and gas hob, dishwasher, fridge freezer, and extractor fan. Hardwood flooring runs throughout, adding warmth and character. Between the kitchen/living area and the rear bedroom, an outdoor area creates a natural separation perfect for a reading and additional storage. Situated at the far end, the first bedroom offers space for a double bed and wardrobes, with light coming through full-height glass doors. These doors provide direct access to the private outdoor space. The main bathroom is sleek and modern, featuring a bathtub with overhead shower, stylish tiled backdrop, underfloor heating and quality fixtures. A discreet space for the washer/dryer is also integrated here.

On the upper level, the main bedroom enjoys a full-height layout with two bay windows and space for a double bed and wardrobes. Professionally fitted shutters add privacy and a touch of elegance.

The Outdoors

There are two outdoors spaces, a front patio that adds character to the home and an outdoor space accessed through floor-to-ceiling glass doors from the lower ground floor bedroom and living room.

Loving The Location

Glenarm Road is located in one of Lower Clapton's most desired areas, offering 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 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.

Homerton and Hackney Central offer lines to Stratford and Highbury & Islington. Plus Clapton overground and Hackney Downs, which offer direct lines to Liverpool Street in under ten minutes. .

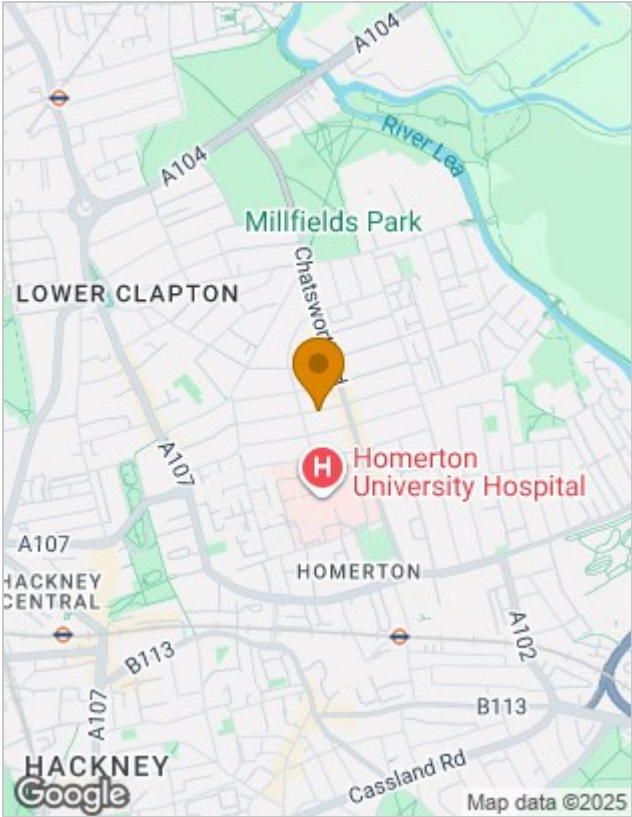




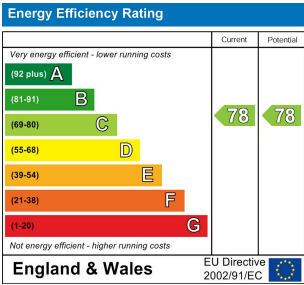
Floor Plans



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.