



LOVE LIVING  
HACKNEY



89 Glenarm Road, Hackney, E5 0LY

Offers in excess of £1,370,000









# 89 Glenarm Road

Hackney, E5 0LY

- Three storey Victorian house
- High ceilings
- Close to Chatsworth Road
- Original fireplaces
- Sought after location
- Farrow & Ball/Little Greene paint throughout
- Four bedrooms
- Wooden floors

## The Home –

Positioned in a prime Hackney location, this classic four-bedroom, three-storey Victorian home is a real treasure. Filled with its ornate fireplaces, detailed cornicing, high ceilings, Victorian stained glass front door and wooden floors, the property seamlessly combines timeless character with thoughtful upgrades. A wonderfully prepared palette of Farrow & Ball and Little Greene paints throughout provides a perfect canvas to transform into your dream home. Situated in the heart of Lower Clapton, just a short walk from vibrant parks and the bustling Chatsworth Road, this house offers a blend of urban convenience and timeless elegance. From its intricate details and versatile layout to its peaceful, enchanting garden, whether you're looking for a cosy family retreat or a space to make your own, this house invites you to settle into one of Hackney's most desirable neighbourhoods.



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### The Indoors

Stepping into the hallway through the original stained glass Victorian door, you're greeted by high ceilings and a sense of warmth that extends throughout. A coat area adds practicality, while the hall leads you through the heart of the home.

To your right, the living room beckons with its original Victorian cornicing frames the ceiling, adding elegance to the room, while a beautiful Victorian fireplace serves as the centre piece. The sash windows flood the space with light, enhancing the wooden flooring adds a touch of warmth, while bespoke made-to-measure internal doors with safety glass create a seamless flow.

The study provides a quiet space to work or relax. Beyond this, double-glazed French doors lead to the back garden, ensuring this area is as functional as it is beautiful. A convenient ground-floor W/C is located just off the hallway, adding to the home's practicality.

The kitchen features wooden flooring, intricate cornicing, and a modern yet classic aesthetic. Intricate original Victorian coving, Amtico flooring, and contemporary inbuilt appliances create a space perfect for cooking, dining, and entertaining. Floor-to-ceiling glass doors open onto the back garden, flooding the room with natural light and offering a peaceful view.

Ascending to the first floor, you'll find a reception room, a spacious and carpeted retreat. A detailed fireplace adds charm, while large windows bring in natural light, making it both cosy and bright.

The second bedroom, also carpeted, features a ornamental Victorian fireplace and ample space for a double bed and wardrobe, while the third bedroom at the end of the hallway is perfect for a single bed and wardrobe, with soft carpeting and natural light creating a relaxing ambience.

On the top floor, you'll find two additional bedrooms.

The fourth bedroom is generously sized and carpeted, with room for a double bed and wardrobe. The fifth bedroom, equally spacious, is incredibly versatile. Whether you envision it as a workspace, guest room, or even an additional lounge, the possibilities are endless. Like the rest of the house, the room is bright and airy, with light streaming in from large windows.

The main bathroom is a standout feature of this floor, offering a luxurious escape. Featuring a Jacob Delafon claw-foot bathtub, an enclosed JT Softstone shower, and bespoke Bagnodesign fixtures and tiles. The Original Cast Iron Radiator Company reclaimed radiator and light sensors elevate the space's aesthetic and functionality with a standalone bath, enclosed shower, and sleek, modern fixtures, this space has a calming, spa-like atmosphere. The jungle vibes created by thoughtful tiling and hanging plants make it feel like a retreat within your home.

### The Outdoors





The garden offers a bespoke slate courtyard, garden lights, and an enchanting wildlife pond. Alongside vintage decking and mature jasmine climbing a pergola over 40 years old. The Victorian cast-iron steps and platform add a historical touch, while custom safety rails around the pond and flower beds ensure safety without compromising beauty. This tranquil space is a haven for nature lovers, with seasonal visits from baby toads, dragonflies, and other wildlife. The vintage decking, surrounded by lush greenery, provides the perfect spot for sunny afternoons, while the log fire and extensive lighting make it an ideal gathering place on cooler evenings.

#### Loving The Location

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



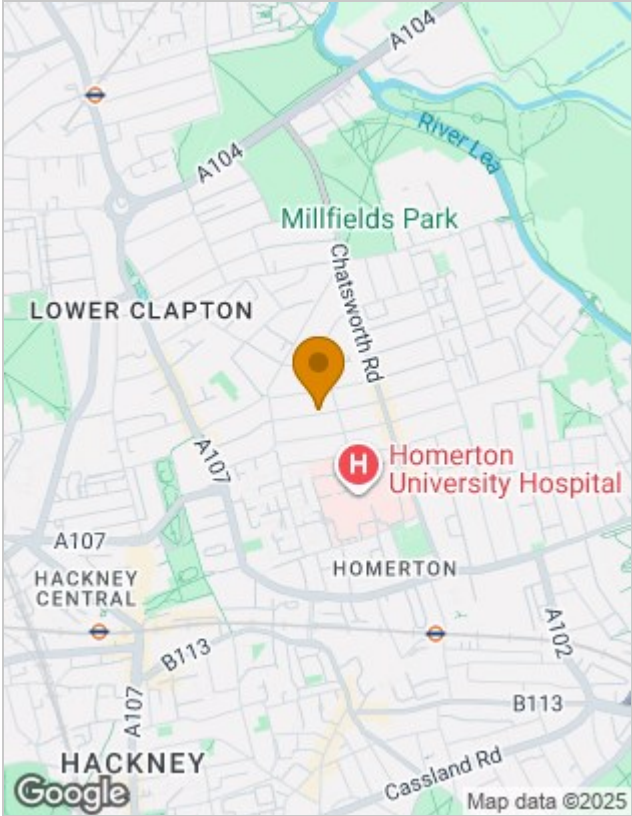




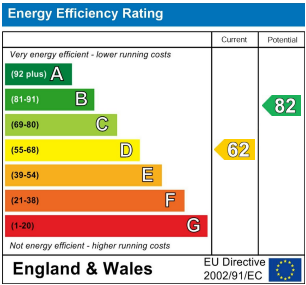
Floor Plans



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.

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