

53b Upper Clapton Road, London, E5 8AY

£550,000





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- Restored Victorian garden apartment
- 40ft south-west facing private garden
- Original timber floorboards and 3 meter high ceilings
- Working Charnwood eco log burner
- Excellent transport links from Clapton overground and off street parking
- Over 730 sq ft including garden room
- Fully insulated, powered and fibre-connected Xtend 4.0+ garden studio
- Linea Quattro kitchen with Silestone worktops and integrated Bosch appliances
- Moments from Millfields Park, the River Lea and Chatsworth Road
- Great natural light

## The Home

This beautifully restored Victorian garden apartment balances original character with carefully considered modern design. A complete renovation has created a home that feels both timeless and practical, with generous proportions, restored period detailing, huge original windows providing plenty of natural light, restored original brick walls, a 40 foot south-west facing garden and a fully insulated garden studio extending the living space. Positioned on Upper Clapton Road, moments from Millfields Park, the River Lea and the independent cafés and restaurants of Chatsworth Road, Clapton overground station is less than one minute away giving excellent transport options to the city and beyond.



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### The Indoors

A welcoming hallway, lined with useful built-in storage, connects each of the rooms. To the front sits the main bedroom, where soaring three metre ceilings, restored Victorian plaster coving and an original cornice frame an expansive bay window that fills the room with natural light. Original timber floorboards run underfoot, while a bespoke Hammonds floor-to-ceiling wardrobe provides excellent storage. A beautifully restored fireplace with bespoke tiled hearth creates a striking focal point, complete with a Charnwood eco log burner that adds warmth and atmosphere throughout the colder months. Opposite, the bathroom has been sympathetically updated with monochrome patterned floor tiles, classic subway tiling and contemporary black fittings, creating a timeless finish that complements the home's Victorian character.

The reception room is an elegant entertaining space with generous proportions, high ceilings, original floorboards and a second working fireplace. Large sash windows frame leafy views towards the garden, creating a wonderfully tranquil backdrop.

Beyond, the bespoke Linea Quattro Astra white kitchen has been carefully designed to maximise every inch of space. Silestone quartz worktops sit alongside Bosch integrated appliances, floating timber shelving and clean architectural lines to create a space that is both practical and beautifully understated. Stepping outside and following the garden path, a fully insulated and fully powered Xtend 4.0+ studio provides a superb extension of the home. Wired with Cat5 fibre internet, it offers an ideal environment for home working, a creative studio, gym or occasional guest accommodation, making this a home that adapts effortlessly to changing lifestyles.

### The Outdoors



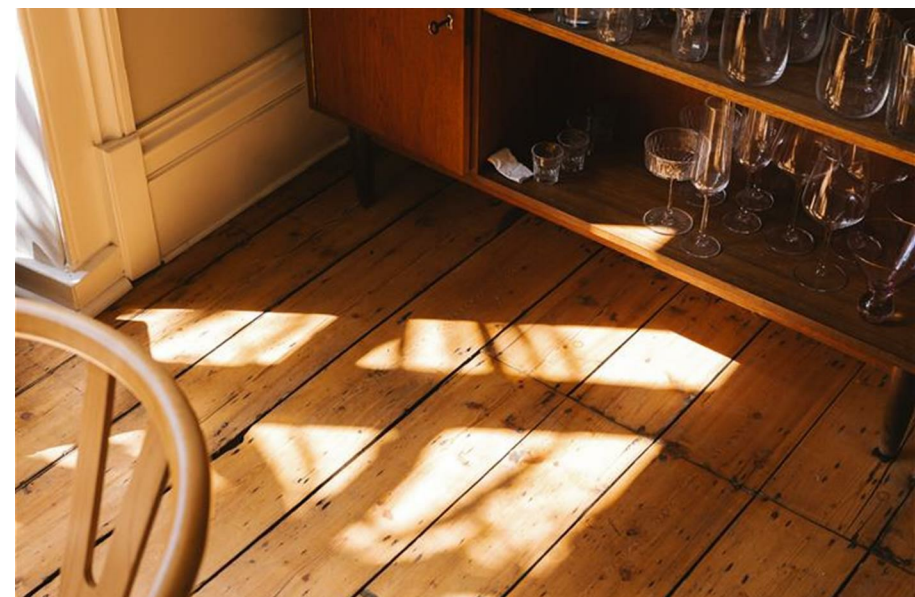
The south west facing garden extends to approximately 40 feet and feels wonderfully established, with mature planting creating a private, leafy retreat. A generous terrace directly outside the kitchen is perfectly positioned for outdoor dining before the garden unfolds into a series of planted borders and quiet seating areas. At its heart sits a natural wildlife pond, home to a family of frogs, bringing movement and biodiversity to the space throughout the seasons. The fully insulated garden studio sits at the far end, nestled amongst the planting and completing what is a beautifully balanced outdoor setting that feels remarkably secluded for such a well connected Hackney location.

### Loving The Location

The immediate area has a fantastic offering of places to eat and drink, notably, Suba coffee is a new and very popular coffee spot plus the Tram Store is an established favourite. The Royal Sovereign pub which is famous for its Pizzas and all round good vibe, the Crooked Billet which has a fantastic garden area in the summer months. A two minute walk away is a 24/hr health and general food shop - World Foods, that includes an on-site butchers. Sodo pizza, and a great coffee shop Mosaic is also a 2 minute walk away. Tesco and pharmacy is a 5 minute walk. P. Franco, Charles Artisan Bread and My Neighbours The Dumplings on nearby Lower Clapton Road. A short walk to the west is Stoke Newington with all it has to offer. The weekly food market on Chatsworth Road is easily reached in around 15 minutes by foot and Hackney Picture House, London Fields Lido and the Grade-II\* listed St John at Hackney, an 18th-century chapel and live music venue, are also nearby.

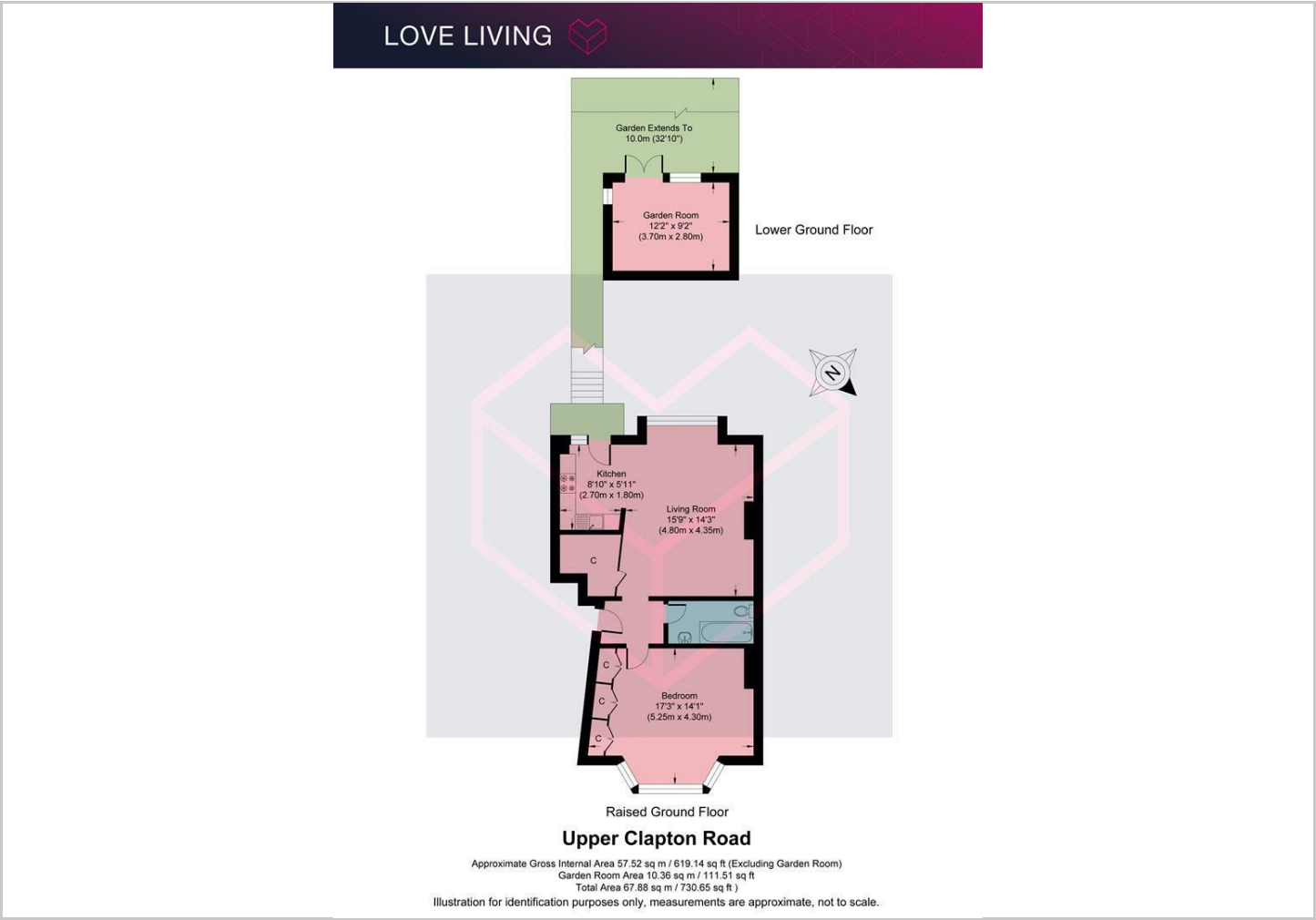
For green open space, just a short walk away is Millfields Park, Hackney Downs Park, Clissold Park, Springfield Park, the Lee Navigation (canal walk), Middlesex Filter Beds Nature Reserve, Woodberry Wetlands nature reserve, and the Stratford Olympic Park, to name but a few. Hackney Marshes is a lush 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 mins.

For transport, Clapton station is under a minute walk away and you can be in Liverpool Street in 12 minutes. There are also plenty of good bus connections nearby offering routes to the city and West End.





Floor Plans



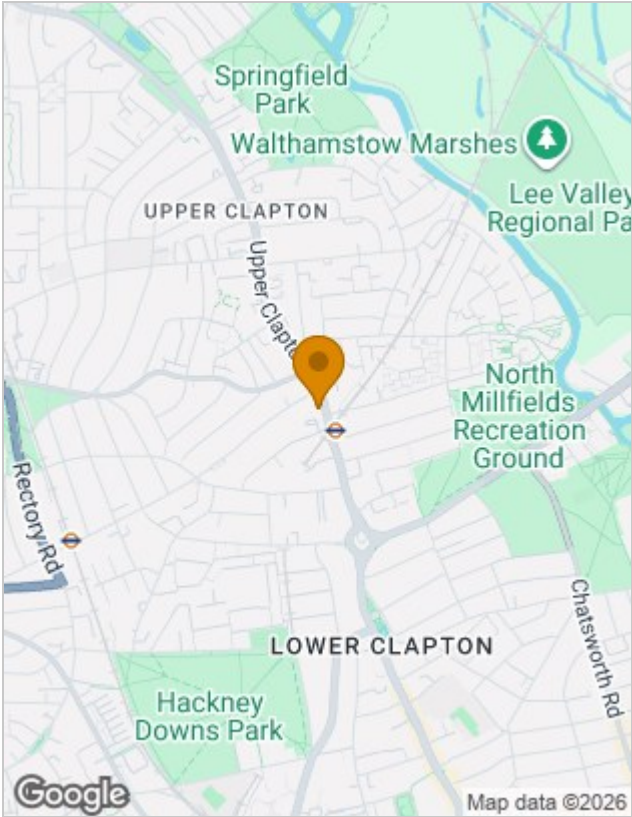
Viewing

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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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>

Location Map



Energy Performance Graph

