



# LOVE LIVING

HACKNEY



18 Sewdley Street, London, E5 0AX  
Offers in excess of £1,250,000



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# 18 Sewdley Street

London, E5 0AX

- Three storey victorian home
- Moments from the open green spaces Millfields Park
- Close to the River Lea - ideal for long walks
- Chatsworth Road with its Sunday food market nearby
- 49ft rear garden
- Quiet residential tree lined Street
- Well maintained interior throughout

## The Home -

This wonderful three bedroom Victorian house sits in a popular part of Lower Clapton, moments from the beautiful Millfields Park and close to the shops, delis and restaurants of Chatsworth Road. Set on a quiet residential stretch of Sewdley Street, this thoughtfully arranged three bedroom house unfolds across three floors, offering a balance of well-proportioned living space and a generous rear garden. Behind its ornate period frontage lie a series of bright spaces with a much considered interior.



### The Indoors

Entry is via the raised ground floor, where a long, light-filled reception room extends the full depth of the plan. A bay window to the front draws in soft natural light, while the rear portion provides ample space for seating or an informal dining area. Adjacent lies a neatly arranged bathroom, positioned conveniently off the central stair, complete with a roll top bath and separate shower.

The lower ground floor has been configured to create a sociable, open flow between living and dining spaces. To the front, a second reception room offers a more intimate setting, well suited as a snug, media room or study. Beyond, a central dining room connects seamlessly to the kitchen at the rear, where glazed doors open directly onto the garden. This level has a natural rhythm to it, balancing everyday living with entertaining, all anchored by a strong connection to the outside. The garden itself extends to approximately 15 metres.

The first floor is arranged as a calm and private sleeping level, comprising three well-proportioned bedrooms, all of which can comfortably accommodate a double bed. The principal bedroom sits at the front, enjoying the widest proportions, while the remaining two rooms are positioned towards the middle and rear of the plan. One is currently arranged with a single bed, desk and a large triple wardrobe, though the layout could easily be reconfigured to suit a full double bedroom. Each room is simply arranged, allowing for flexibility depending on use.

### The Outdoors





This long, secluded garden stretching up to 49ft and offering a fantastic blank canvas for those looking to create an urban oasis. Bound by high-quality timber fencing and mature greenery, the space provides a high degree of privacy and a sense of quiet retreat.

### **Loving The Location**

Sewdley St 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 and trendy eaterie - Fika. 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 107 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



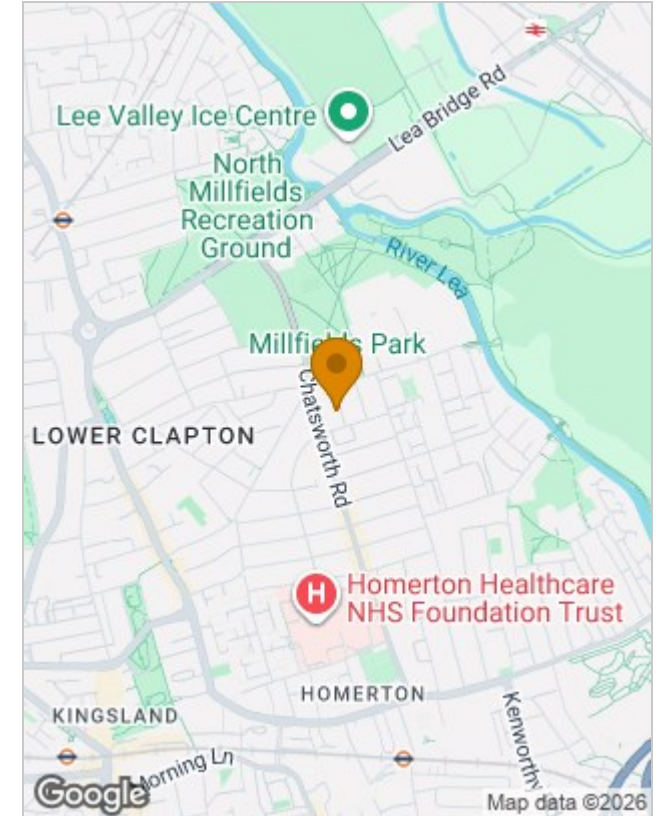
## Viewing

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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## Location Map



## Energy Performance Graph

