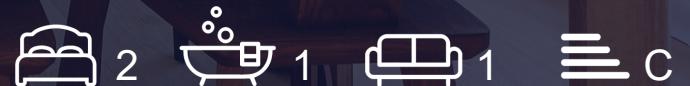




LOVE LIVING
HACKNEY



6, 28 Clissold Crescent, Hackney, N16 9BE
£625,000





£625,000

6, 28 Clissold Crescent

Hackney, N16 9BE

- Natural Oak engineered floors
- Carrara marble kitchen tops, soft matte cabinetry
- Efficient air source heat pump hot water cylinder
- Minutes from Clissold Park and Newington Green
- Natural light
- Southwest-facing living space
- Claybrook Studio tiles & gunmetal fixtures in bathroom
- Short walk to Canonbury and Rectory Road station
- Share of freehold
- Ten year Build-Zone warranty

The Home -

Set within a beautiful, newly converted Victorian House. This exquisite two-bedroom loft 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 bathed in southwest light, with views over the neighbourhood. 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, aluminium-framed doors, and overhead skylights, creating a bright and airy feel throughout.



The Indoors

As you enter a staircase leads to a generous hallway that connects the entire living space. To your right, the stunning open-plan kitchen/living room offers a sense of volume and light that's rare in period conversions. Southwest-facing floor-to-ceiling doors open up to serene views, while large skylights overhead flood the space with sunlight throughout the day.

The kitchen is a modern design with soft sandstone matte cabinetry, Carrara marble worktops, and integrated appliances including a built-in oven, dishwasher, and fridge-freezer. There's plenty of space for a full dining setup, making it perfect for entertaining. The living area provides a calm, minimalist retreat with room for a large sofa and media wall setup.

Both bedrooms are peaceful, light-filled spaces with well-placed windows and room for double beds and fitted wardrobes. The plush twist pile wool mix carpets underfoot bring warmth and texture to the space.

The bathroom is finished to an exceptional standard, with Claybrook travertine and terrazzo-inspired tiles, a white ash veneer vanity, and satin gunmetal fixtures. A full-size bath with overhead shower and quartz countertops adds to the spa-like feel.

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

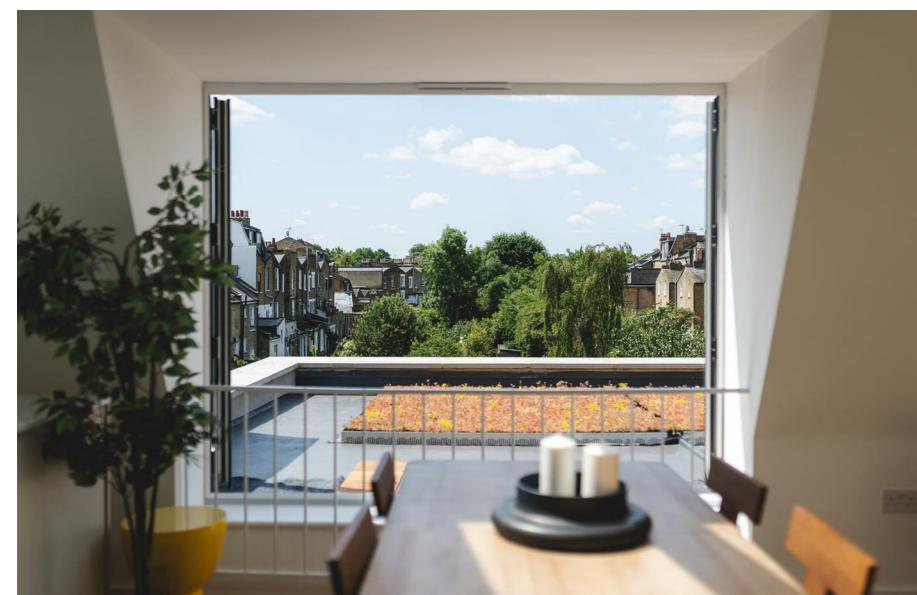


popular Jolene, Yield wine bar and the lady Mildmay pub. If you like to eat, drink and be merry, you're in for a treat here, it's approach road are sprinkled with bustling cafés, lively, dog-friendly pubs, and popular independent shops. The fresh veg from Newington Green Fruit & Vegetables. The north-east 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.

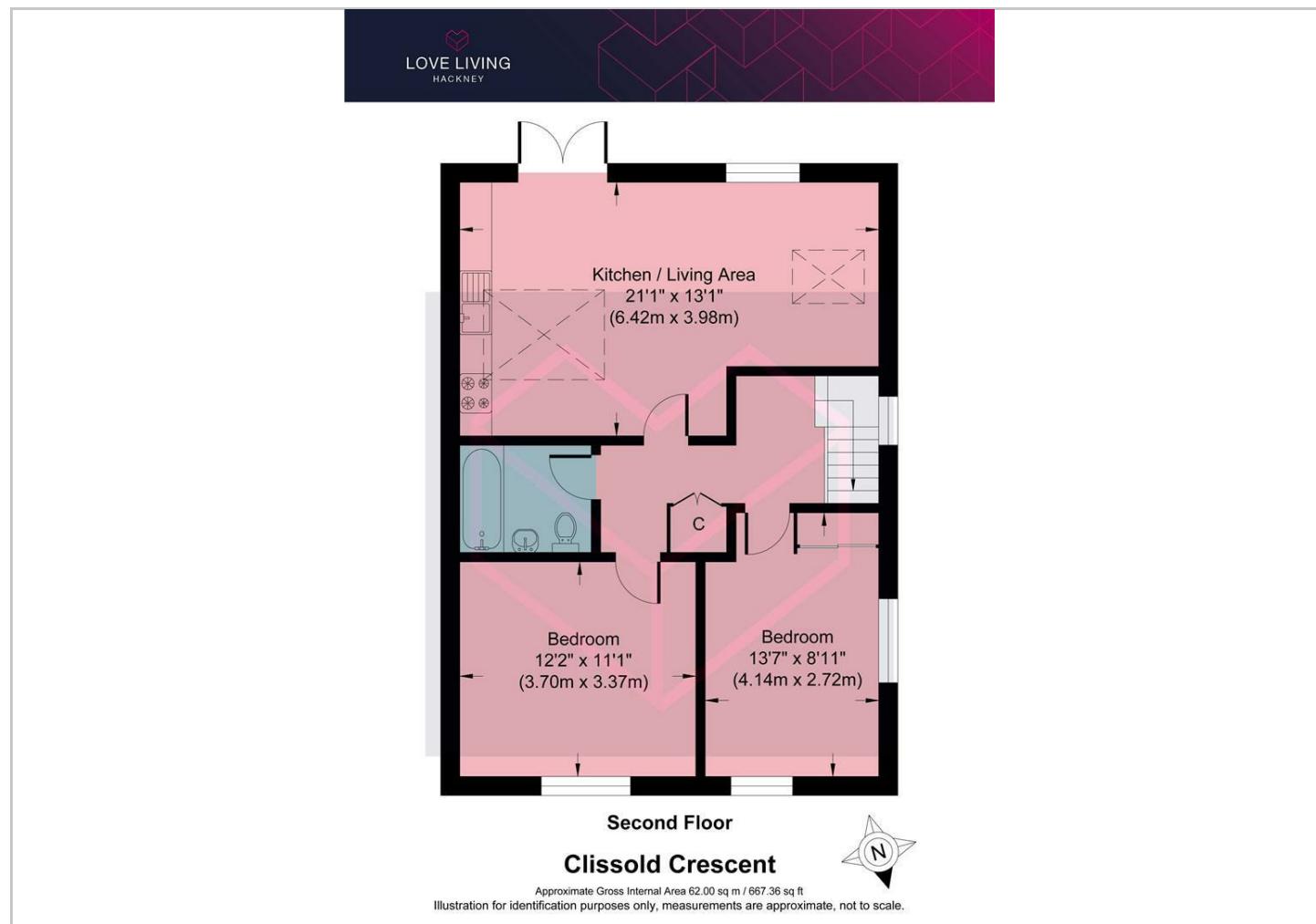
There is a wide choice of restaurants including Franco Manca chain pizzeria; Fanny's Kebabs, now with three branches; Spanish restaurant Black Pig with White Pearls; The Haberdashery for brunch and lunch; Yum Yum, a long-standing modern Thai restaurant in a fine Georgian house.

Clissold Park is a 55 acre 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.

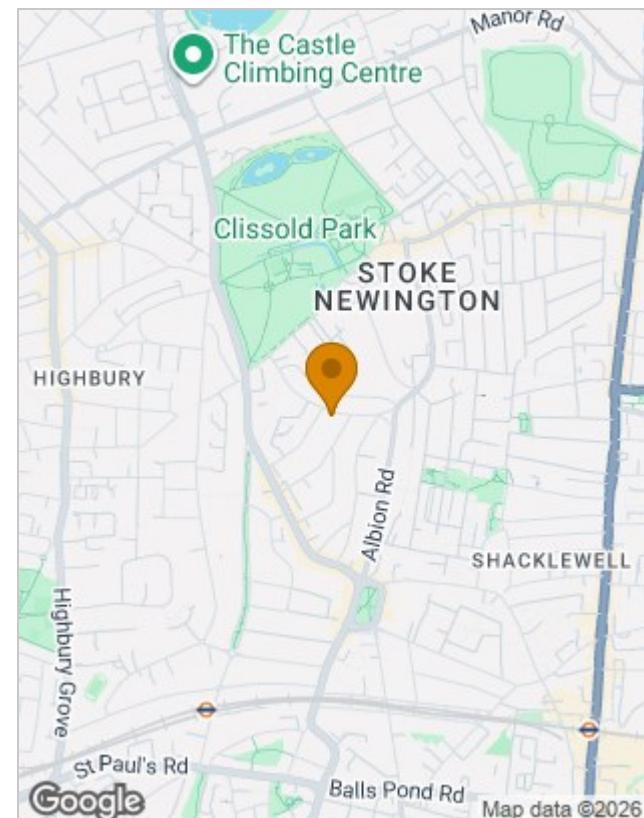




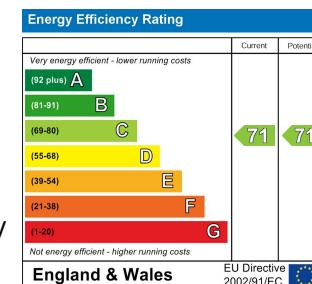
Floor Plans



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.