



LOVE LIVING  
HACKNEY



5b Blurton Road, London, E5 0NL  
£450,000









# 5b Blurton Road

London, E5 0NL

- Recently redecorated throughout
- Open-plan kitchen/living area
- Double bedroom with bayed sash windows
- Sash windows throughout
- Walking distance to Chatsworth Road and Millfields Park
- Bright and spacious one-bedroom apartment
- Private balcony
- Stylish modern bathroom
- Excellent transport links via Clapton, Hackney Downs, and Hackney Central

## The Home -

This beautifully presented one-bedroom apartment on the ever-popular Blurton Road in Hackney offers contemporary design and smart functionality. The apartment features a spacious open-plan kitchen and living area, a generous double bedroom, ample in-built storage, a private balcony, and a sleek modern bathroom. The kitchen is fully equipped with integrated appliances, including a dishwasher, oven, and fridge-freezer, while clever storage solutions ensure everything has its place. Set within walking distance of Chatsworth Road, Millfields Park, and Hackney Marshes, the location offers an unbeatable mix of culture, community, and green open space. Excellent transport connections via Clapton, Hackney Downs, and Hackney Central stations make commuting across London quick and seamless.



£450,000



## The Indoors

As you step inside this beautifully redecorated home, you're greeted by a sense of calm and cohesion with natural light filtering through sash windows throughout, and a thoughtful layout designed to maximise both functionality and atmosphere.

The spacious open-plan kitchen and living space, perfectly configured for both entertaining and everyday comfort. With plenty of room for a generous sofa, coffee table, and media setup, the living area becomes a cosy yet open space to unwind or host guests. The high ceilings and clean-lined décor, combined with sash windows and balcony access, flood the room with soft daylight throughout the day.

The kitchen is both elegant and practical finished with sleek cabinetry that offers plenty of concealed storage, allowing for clean counters and clutter-free living. It's equipped with integrated modern appliances, including a built-in oven and fridge-freezer, all seamlessly fitted into the cabinetry. There's also ample space to create a dining nook making this a truly multi-functional living area.

Tucked just off the main space, the double bedroom is peaceful and well-proportioned. A beautiful bayed sash window invites natural light to pour in, creating a soft, serene glow that makes this space feel warm and inviting. There's ample room for a double bed, bedside tables, and fitted wardrobes or chest of drawers, with the layout offering excellent flow and a sense of calm retreat from the rest of the home. This room offers the comfort and character of a classic East London residence with all the modern conveniences.

The main bathroom has been tastefully designed. The space features a full-sized bathtub with overhead shower, ideal for a relaxing soak or quick rinse. A well-positioned window brings in natural light while offering ventilation, and the sleek modern tiling. The colour palette is neutral and calming, with a contemporary yet timeless look that complements the overall aesthetic of the home.

## The Outdoors



Step through the painted glass door in the kitchen and you'll find yourself in a thoughtfully designed outdoor area, offering the perfect extension of the living space. This space provides an ideal spot to enjoy morning coffee. It's a natural continuation of the kitchen and living space, creating a indoor-outdoor flow that's perfect for entertaining guests or unwinding after a long day. Surrounded by smart screening and set back from the street, the space feels private and peaceful, a pleasant feature for a one-bedroom home in such a vibrant part of Hackney.

#### Loving The Location

Blurton Road is 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 moments away in Lower Clapton. The Elderfield is a classic local favourite pub. The Castle Cinema, is independently crowd funded 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.

The closest stations are Clapton, Hackney Central and Hackney Downs, which offer direct lines to Liverpool Street in under ten minutes and Highbury & Islington/Stratford international. Numerous bus routes provide swift access into central London and beyond









Floor Plans



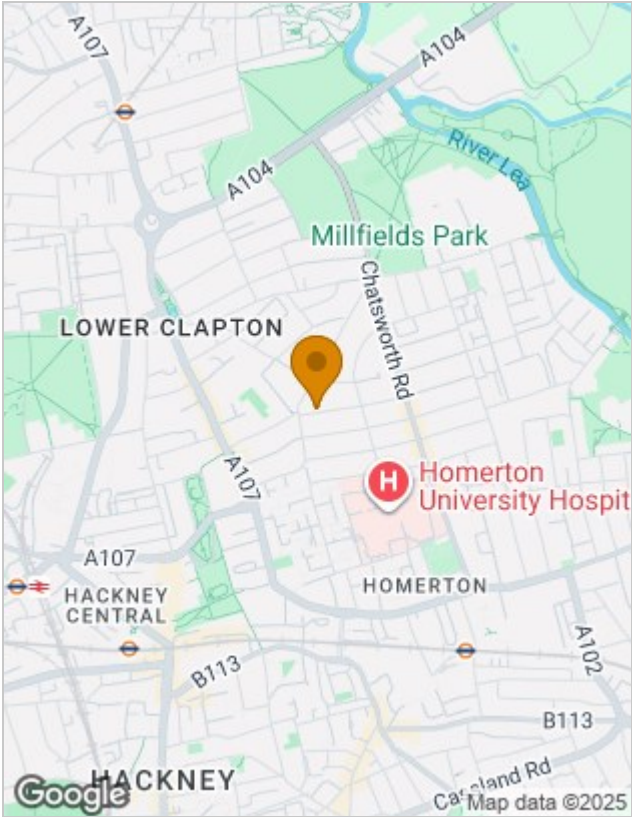
Viewing

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.

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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

