



LOVE LIVING
HACKNEY



80 Glyn Road , London, E5 0JD

The Home -

This five-bedroom Victorian mid-terrace in Lower Clapton has been re-imagined by William Tozer Associates and is a showcase of light filled living which has been fully extended to over 1,959 square feet. The original façade maintains harmony with the surrounding terrace, whilst the interior has been redesigned and extended to create a modern layout.

The ground floor is arranged as a series of open zones with a floating wall of full height storage spanning the double reception. Well thought out full-height pocket doors introduce flexibility, allowing spaces to open or close while carefully modulating the flow of natural light. Original floorboards run throughout the house and are finished in Osmo white oil, creating a consistent thread across the space. Exposed brickwork has been treated in Bauwerk limewash, alongside bespoke Douglas Fir cabinetry, a Caesarstone worktop and island, and a considered mix of Claybrook and porcelain tiles. The entire house is bathed in light given its East-West orientation and the fact it is not overlooked at the front. Arranged over four levels, including a cellar, the house has a clear flow running from street to garden. Materials are consistent throughout, combining retained

£1,600,000

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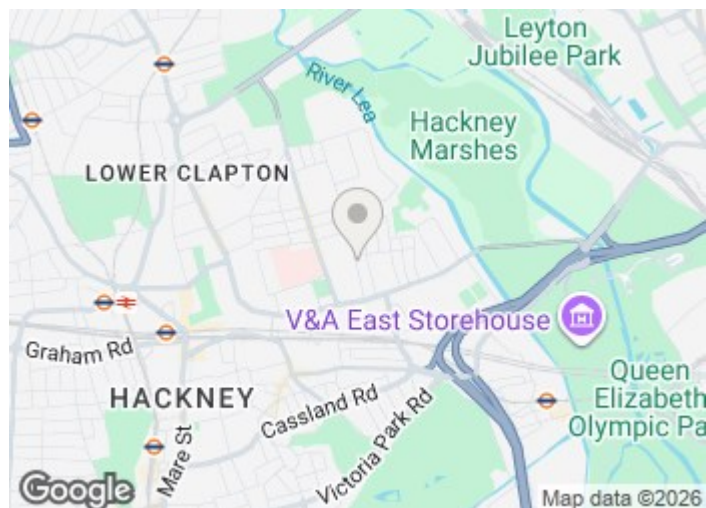


- Three storey five bedroom Victorian house
- Arranged over four levels
- Extended to over 1,959 square feet
- Re-imagined by William Tozer Associates
- Full height pocket doors throughout creating a sense of flow and space
- Close to Chatsworth Road, Victoria Park, The River Lea and the Olympic Park

The Indoors

The Outdoors

Loving the location



Directions



Floor Plan



Glyn Road

Approximate Gross Internal Area 182.02 sq m / 1959.24 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) | A | | |
| (81-91) | B | | 82 |
| (69-80) | C | | |
| (55-68) | D | 59 | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |