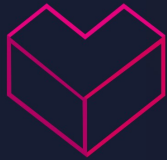


LOVE LIVING



131 Clifden Road, London, E5 0LW

Offers in excess of £1,150,000



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131 Clifden Road

London, E5 0LW

- Three-bedroom Victorian house with bespoke Ayrton front door & rear windows
- Approx. 30 ft private garden with reclaimed brick wall and Yorkstone patio
- Original-style fireplaces and reclaimed Victorian pine flooring & doors
- Beautiful Bert & May marble tiles and Arezzo brushed brass rainfall shower and fixtures
- Approx. 1,123 sq ft
- Vaulted ceilings
- Bay window with fitted Plantation shutters
- Moments from Chatsworth Road and Millfields Park

The Home -

On a residential street just off Chatsworth Road, this three-bedroom Victorian house pairs a beautifully preserved period interior with a wonderfully green rear garden. Arranged over two floors and extending to approximately 1,123 sq ft, the house retains much of the character that makes these east London terraces so appealing: stripped timber floorboards, tall sash windows, decorative fireplaces, cornicing and a particularly lovely bay window to the front.

Behind its traditional brick façade, the rooms are warm, relaxed and full of natural light thanks in part to vaulted ceilings, with a simple material palette that allows the original details to take centre stage. The garden extends to approximately 30 ft, creating a leafy backdrop to the house and a natural continuation of the ground-floor living spaces.



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The Indoors

The entrance opens into a hallway with stripped timber boards, which continue through much of the house. At the front is the main reception room, centred around a deep bay window with original-style shutters and fitted panelling. An ornate cast-iron fireplace provides a handsome focal point, while the high ceilings and soft natural light give the room an easy sense of calm.

Behind is a separate dining room, again with exposed timber floorboards and a period fireplace. Built-in shelving and cupboards make good use of the chimney recess, while glazed doors open directly towards the garden, allowing the room to work particularly well for everyday family life and entertaining.

The kitchen runs along the rear of the house. Shaker-style cabinetry is paired with dark stone worktops and a substantial range cooker, with windows along one side bringing plenty of daylight into the space. Beyond is a useful rear lobby/utility area and WC, with doors opening directly outside.

Upstairs, the main bedroom spans the full width of the house. Two large sash windows with plantation shutters look towards the tree-lined street, while stripped floorboards, traditional radiators and fitted shelving reinforce the simple period character of the room.

There are two further bedrooms: a well-proportioned double overlooking the garden and a third bedroom that works equally well as a child's room, nursery or home office.

The family bathroom has been finished with a particularly considered mix of materials. Soft-toned square tiles sit alongside dramatically veined marble underfoot and around the bath, while brushed brass fittings, a rainfall shower and heated towel rail add warmth to the scheme.

The Outdoors



The rear garden is a real highlight. Extending to approximately 30 ft, it feels established and private, with a broad lawn framed by mature planting, climbing greenery and Jacksons fencing, backed by a 20-year guarantee.

A paved area and timber seating create a natural spot for outdoor dining and summer evenings, while the lawn leaves plenty of room for children, planting or simply somewhere to sit in the sun. French doors connect the garden back to the house, making the outside space feel very much part of daily life.

A secure Hiplok anti-angle-grinder ground anchor provides a considered solution for bikes in the front garden.

Loving The Location

Nestled on a quiet, leafy residential street in Lower Clapton, you're perfectly positioned for everything Hackney does best. Moments from the independent cafés and shops, brilliant restaurants, buzzing market and independent cinema on Chatsworth Road and the Lower Clapton Road yet tucked away from the noise.

Excellent senior schools are on the doorstep including Mossbourne and Clapton Girls, and several outstanding primaries (including Rushmore primary and Millfield's), and you're a short stroll from Hackney Marshes, Millfields Park, and the River Lea for weekend adventures. London Fields, Victoria Park, and the Olympic Park are all easily reachable, while Homerton Overground and regular buses quickly connect you into the City and beyond.





Floor Plans

