

Total Area (Excluding Balcony & Outside Storage): 69.2 m² ... 745 ft²
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Reception
11'10" x 14'11"

Bedroom
10'11" x 10'5"

Bedroom
9'3" x 13'11"

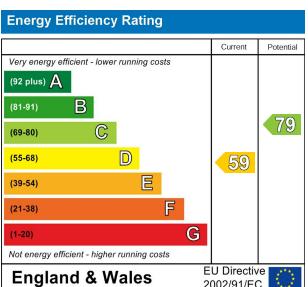
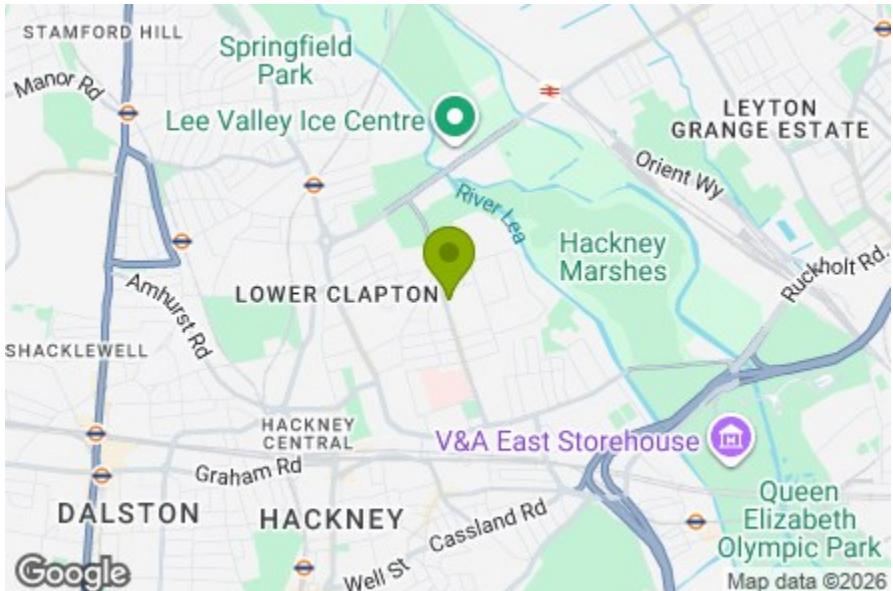
Kitchen/Diner
12'7" x 9'4"

Shower Room

WC

Balcony
9'2" x 3'11"

Outdoor Storage
2'11" x 6'3"



ELDERFIELD ROAD, HACKNEY Offers In Excess Of £475,000 Leasehold 2 Bed Flat



Features:

- Two Bedroom Apartment
- First Floor
- Beautifully Presented Throughout
- Recently Renovated
- Private Balcony
- Private Storage Unit on the Ground Floor
- Communal Garden

Set within a sought-after residential estate, this first-floor apartment combines modern comfort with a well-considered finish. Recently renovated with updates including a new boiler and fuse box, it retains original 1950s character through details such as floor-to-ceiling kitchen cabinets and panelled doors, while presenting light, bright interiors and a layout designed for ease of living. Two double bedrooms are complemented by a spacious reception that opens onto a south-west facing private balcony, creating a natural extension of the home. A secure ground-floor storage unit adds practicality, while residents also benefit from access to a generous communal garden. All of this is enhanced by a prime location close to the vibrant cafés, shops and green spaces that make Lower Clapton such a desirable place to live.

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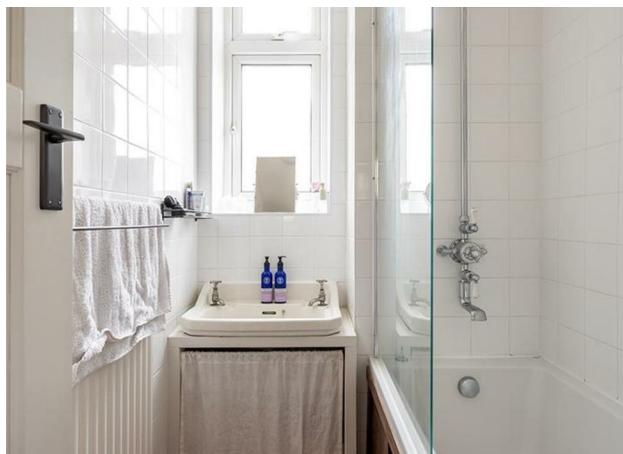
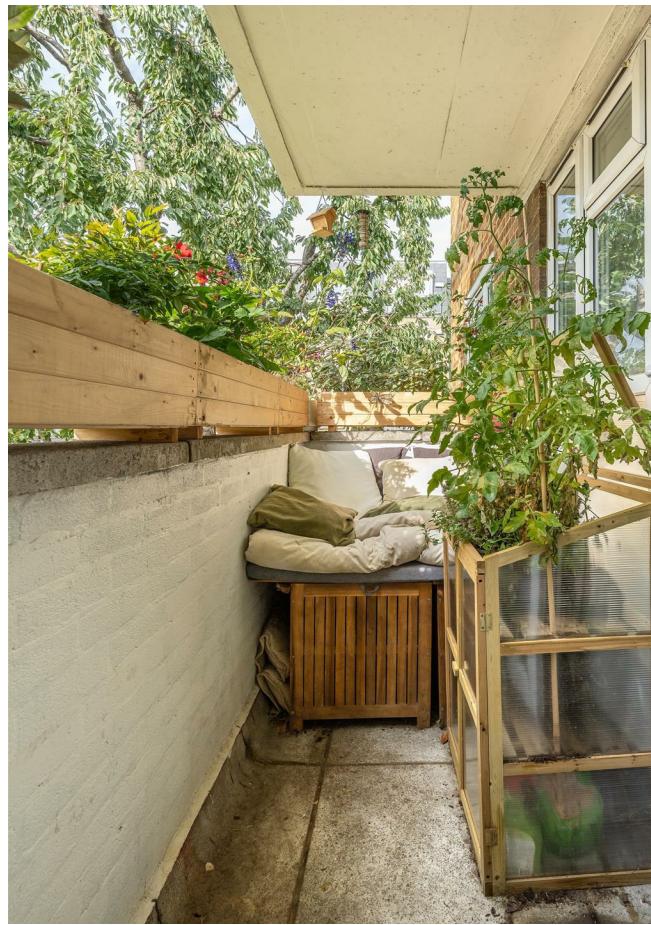
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IF YOU LIVED HERE...

The home opens with a welcoming hallway, where timber flooring and white walls create a clean backdrop. Two built-in cupboards are neatly integrated here, offering convenient storage while keeping the space uncluttered. From here the layout flows naturally into a bright reception. This well-proportioned room is filled with natural light from a wide window and opens directly onto the balcony, bringing the outdoors in and enhancing the sense of openness. The balcony itself provides a peaceful retreat, with leafy greenery forming a natural backdrop and enough room to enjoy planting or seating. Generous in size, the kitchen/diner is inviting and designed to accommodate both everyday living and entertaining. A large window brings in plenty of daylight, highlighting the warm tones of the fitted cabinetry and the tiled floor underfoot. With ample built-in storage and space for a dining table, it is a versatile hub of the home. Both bedrooms are doubles, each airy and filled with natural light from wide windows. Built-in cupboards add useful storage, ensuring the rooms feel practical as well as comfortable. From here you can enjoy views of a beautiful old cherry tree that wraps around the flat, offering privacy and shade in summer and blossom-filled outlooks in spring. Continuing the light scheme, the bathroom is finished in white with tiled walls and a bath with overhead shower, complemented by a separate WC with window. Beyond the apartment, residents enjoy communal grounds laid to lawn, providing a welcoming environment for all. A private outside storage space at ground level adds

further convenience, ideal for keeping bikes, outdoor equipment or seasonal items securely tucked away.

The neighbourhood surrounding this home offers an enviable blend of independent cafés, restaurants and green spaces. On the doorstep lies the lively stretch of Chatsworth Road, lined with characterful shops and eateries, and home to the ever-popular Sunday market. Millfields Coffee is a favourite spot for locals, while Mambow, recently voted Time Out's best restaurant in London, showcases Hackney's flair for exciting dining. Pivaz adds to the variety of dining options nearby, known for its generous dishes and warm setting. For an evening out, The Clapton Hart and The Spread Eagle provide a relaxed setting, while cultural highlights include the striking Round Chapel. Those seeking outdoor escapes will enjoy Hackney Marshes and Hackney Downs Park, both within easy reach.

WHAT ELSE?

Getting around is straightforward, with Clapton station just over fifteen minutes away on foot, providing direct links into the city. A wide choice of bus routes also serves the area, with regular services reaching neighbouring parts of Hackney such as Stoke Newington and Dalston, as well as routes further into the city. Whether commuting or exploring locally, the transport options here offer both convenience and flexibility.



A WORD FROM THE EXPERT...

I feel right at home living in Hackney, although I'm originally from Greece. You can be anyone, wear whatever you like and always feel welcome. The multiculturalism here comes across in the diversity of the cafés, restaurants, shops and bars. From specialty coffee shops and Michelin star restaurants to beautiful parks and art galleries, Hackney has something for everyone. Weekends at Victoria Park or Broadway market are filled with great community energy, international delicacies and local artisan creations. For dog lovers, the marshes are beautiful for afternoon and weekend walks with your four-legged friends. And while you're there, you can stop by the river Lea at the Princess of Wales for a Sunday roast, Here East for brunch, or Crate Brewery for pizza and a local beer. Properties in the area vary from characterful Victorian and Georgian houses to charming local authority red-brick blocks and beautifully designed modern developments with communal roof terraces. I have found my home in Hackney and it holds a very special place in my heart.

EVA BOUZAKI
HACKNEY BRANCH MANAGER

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