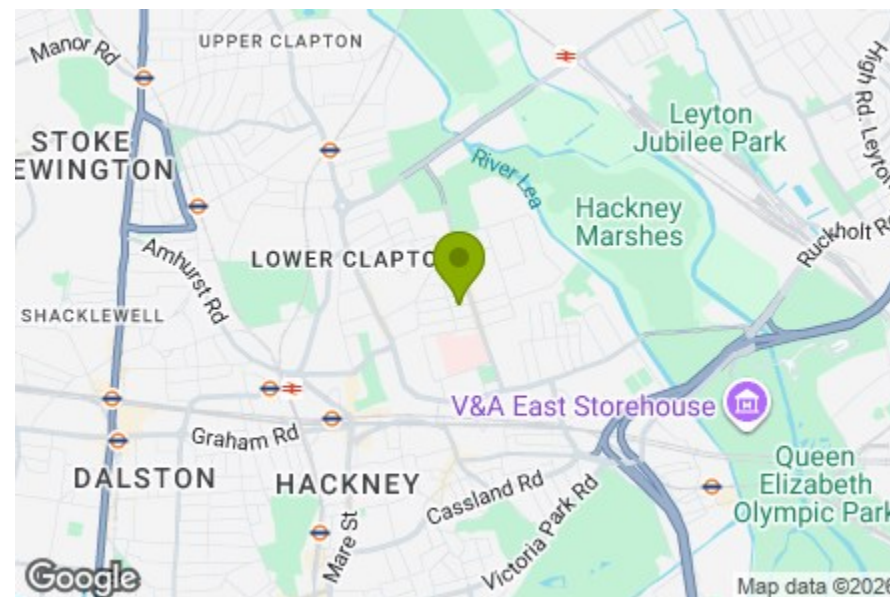


- Reception Room  
15'7" x 21'1"
- Shower Room  
7'2" x 3'2"
- Reception Room  
15'1" x 19'1"
- WC
- Kitchen/Diner  
15'1" x 19'1"
- Bedroom  
16'0" x 11'7"
- Bedroom  
10'9" x 11'2"
- Bathroom  
5'6" x 9'2"
- Bedroom  
8'11" x 9'11"
- Bedroom  
16'2" x 11'2"
- Ensuite  
10'8" x 6'10"
- Garden  
16'0" x 31'2"



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



## GLENARM ROAD, CLAPTON

Asking Price £1,600,000 Freehold  
4 Bed House



### Features:

- Four Bedroom Victorian House
- Arranged Over Four Floors
- Four Bathrooms
- Lower Ground Floor Could Be Independent (Own Entrance)
- Beautifully Renovated
- Private Garden
- Chatsworth Road Location
- Chain Free

This beautifully renovated four-bedroom Victorian house is set on Glenarm Road, offering a thoughtful balance of character, space and flexibility. Arranged over four floors, the house offers a generous amount of living space along with a layout that feels both flexible and well considered. With green spaces, independent local spots and straightforward transport links all nearby, it's a home that feels both connected and easy to settle into. It's also being offered chain free.

REQUEST A VIEWING  
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0203 397 9797

**E18 & IG8**  
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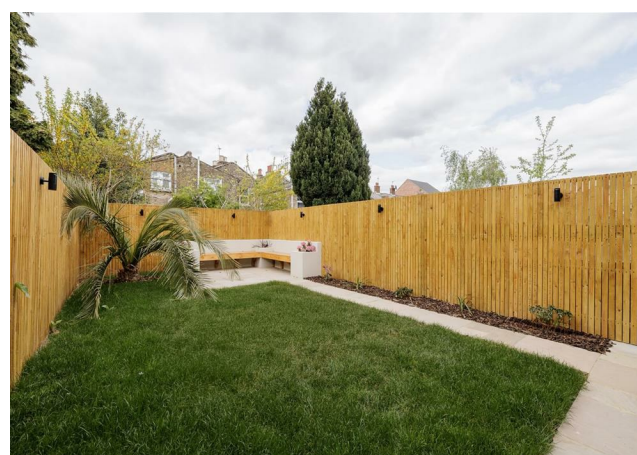
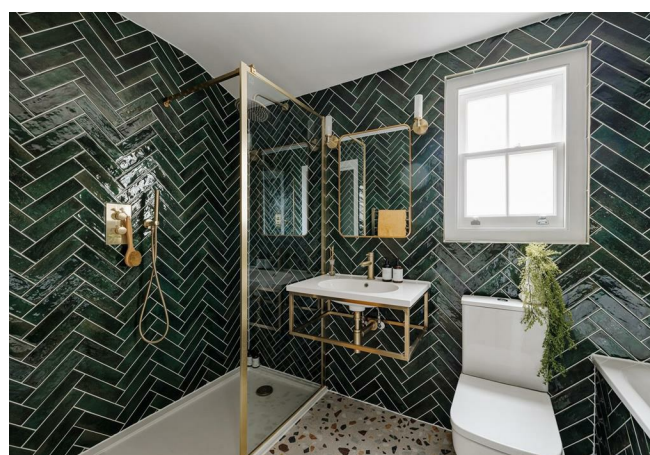
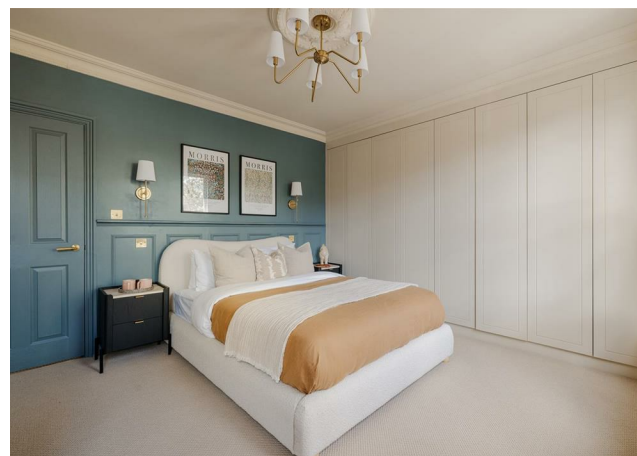
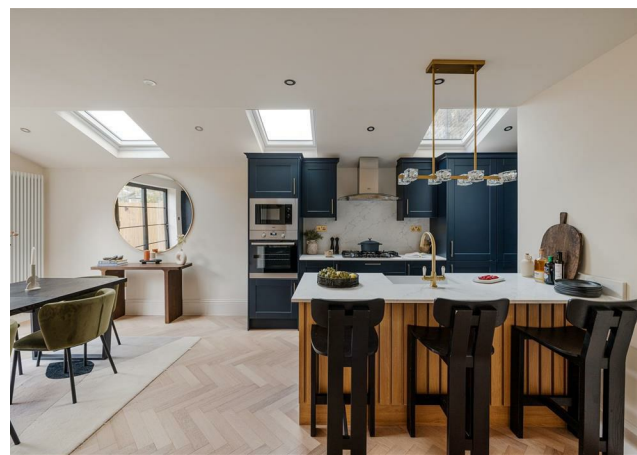
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IF YOU LIVED HERE...

Step inside and you can see straight away how much care has gone into the home. The front reception room is bright and welcoming, with a bay window, fitted shelving and a calm, polished finish. To the rear, the kitchen and diner opens out into a sociable, light-filled space with skylights overhead and full width doors leading straight to the garden. There is plenty of room here for cooking, eating and gathering, with a central island bringing the whole room together, while a ground floor WC adds an extra layer of practicality. Outside, the private garden feels like a natural continuation of the house, with a simple, well considered layout that makes it easy to enjoy.

The first floor is given over to three bedrooms, all nicely proportioned and arranged around the central landing. Each one has its own sense of character, with panelled walls and thoughtful detailing bringing warmth and texture to the spaces. These rooms feel calm and carefully finished, with a good balance of decorative touches and everyday usefulness, whether you need bedrooms, a study or a nursery. There is also a bathroom on this level, where the tiling brings a polished, design-led touch.

On the top floor, the principal bedroom has a quieter, more tucked away feel, along with its own ensuite, making it a lovely private retreat within the house. Down on the lower ground floor, the home opens up again with a second large reception room, shower room and its own private entrance, giving this part of the layout real flexibility.

Whether used for guests, work, older children or extended family, it adds a sense of independence that is hard to find and makes the overall arrangement feel especially versatile.

WHAT ELSE?

Chatsworth Road is nearby for local favourites including Fika and the much-loved Sunday market, while The Castle Cinema is another well-loved local spot close to home.

Hai Cafe and Elderfield are both nearby, giving you a couple more excellent neighbourhood options for coffee or something to eat.

Millfields Park and Hackney Downs are both within easy reach when you want greenery, space to walk or somewhere to slow the pace.

Nearby, Clapton Overground offers a direct line to Liverpool Street, and there are direct bus links into Central and East London from Lower Clapton Road.



A WORD FROM THE EXPERT...

"I feel right at home living in Hackney, even though I am originally from Greece. You can be yourself, wear what you like and always feel welcome. The multicultural spirit shines through in the cafés, restaurants, shops and bars. From specialty coffee and Michelin star dining to parks and art galleries, Hackney has something for everyone. Weekends at Victoria Park or Broadway Market are full of community energy, great food and local makers. The marshes are ideal for dog walks, and nearby you can stop by the Princess of Wales for a Sunday roast, Here East for brunch or Crate Brewery for pizza and a local beer. Homes range from Victorian and Georgian houses to red brick local authority blocks and modern developments with shared roof terraces. I have truly found my place in Hackney, and it holds a special spot in my heart!"

EVA BOUZAKI  
HACKNEY BRANCH MANAGER

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