



Total Area (Excluding Cellar): 131.1 m² ... 1411 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
12'4" x 11'5"

Reception
10'7" x 11'4"

Kitchen/Diner
16'2" x 21'10"

Bathroom
6'4" x 7'11"

WC

Bedroom
16'0" x 11'4"

Bedroom
10'7" x 11'5"

WC

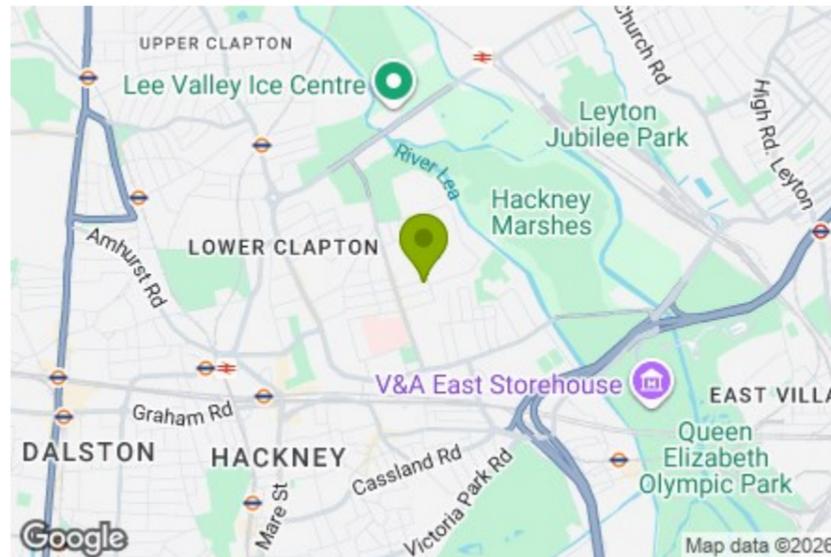
Bedroom
9'8" x 9'1"

Bedroom
9'8" x 7'8"

Cellar
6'6" x 23'5"

Garden
23'5" x 15'10"

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



GLENARM ROAD, HACKNEY

Offers In Excess Of £999,999 Freehold
3 Bed House



Features:

- Three Bedroom Home
- Potential To Extend (STPP)
- Beautiful Period Property
- Two Bathrooms
- Moments from Chatsworth Road
- Aprox 1411 Square Foot
- Large Cellar

A wonderful Victorian home with loads of potential, located just off the ever-popular Chatsworth Road in Clapton Park, brilliantly positioned for the countless amenities and green spaces in the area. Already offering 1411 square feet of space, including four bedrooms, two receptions, a large kitchen/diner, 2 bathrooms and cellar storage, it also offers exciting possibilities to extend even further (STPP). Just around the corner from the open green spaces of Hackney Downs and a short stroll to Mare Street's lively mix of shops, cafés and restaurants, it's an ideal base for city living with plenty to enjoy and explore on your doorstep.

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IF YOU LIVED HERE...

Set back behind neat black railings and a buxus hedge that stays green all year, the house has real presence. Many of its original touches remain; ornamental coving, fireplaces and a lovely stained-glass panel above the front door that greets you with a splash of colour even on grey days.

Inside, the first of the two reception rooms sits at the front, with its bay windows and original fireplace complete with a wooden mantel and tiled surround. The second reception links through directly (and also has its own door from the hallway) and includes a generous run of built-in cupboards along one wall. A glazed door at the back leads into a large utility area just off the kitchen-diner.

The kitchen itself is cleverly arranged to make the best use of space, with white cabinetry, black worktops and classic metro tiles creating a clean, simple look. Integrated appliances, including a double oven and gas hob, keep everything feeling tidy and functional.

The bathroom, currently arranged as a wet room with a separate WC, offers plenty of scope to be reshaped to your taste, an exciting chance to rethink the layout entirely. A cellar adds even more storage, and if it's your first time having one, you'll quickly wonder how you ever lived without it.

Outside, the southeast-facing garden is easy to maintain, mainly paved with raised beds at the far end and enclosed by natural timber fencing - ready for pots, furniture, or whatever your outdoor imagination prefers.

Back inside, the carpeted staircase leads up to the first floor, where you'll find four

bedrooms. The largest spans the full width of the house at the front, brightened by two windows. The second double behind it has warm wooden floorboards and alcove shelving on either side of the chimney breast. The third bedroom - another generous double - sits across the landing next to the WC, and it's through here that the fourth bedroom is accessed, complete with a door leading out onto the flat roof below. With the right vision, this could become a lovely Juliet balcony or something equally special.

This is a home that works perfectly well as it is, but also invites imagination. There's room to update, refine, and make it distinctly yours, plus further scope to extend if you're dreaming of an even larger, more impressive space.

WHAT ELSE?

This location strikes a rare balance - just moments from the energy of Stoke Newington, Dalston, Hackney Central, and nearby hotspots like London Fields, Broadway Market, and Chatsworth Road.

The choice of local schools is excellent, with several very good state primary schools nearby and the independent Gatehouse School. There is a choice of senior state schools within walking distance, including the much-lauded Mossbourne Community Academy.



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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