

















“ This beautifully presented home on Glenarm Road offers a thoughtful balance of period character and contemporary design, creating a space that feels both refined and deeply liveable. Positioned towards the quieter end of the street, where there is no through traffic, it enjoys a sense of calm and privacy. ”

A welcoming entrance hall sets the tone from the outset, and throughout the home there is a clear sense of care and considered design, with the property presented in excellent condition.

At its heart is an extended kitchen, where a sculptural side return introduces light and volume. The transition from the original double reception is particularly well handled. Here, the atmosphere is altogether different. Rich, moody and wonderfully cosy, it provides the perfect contrast to the bright, Scandinavian inspired extension beyond.

The kitchen itself is fully equipped with a complete range of integrated appliances, clever storage and a central island, complemented by a separate utility room. It opens directly onto the garden, making it an ideal setting for both everyday living and entertaining. A guest WC completes the ground floor accommodation.

To the rear, a south facing garden has been carefully landscaped with a series of patios and hard standing areas, offering flexible spaces for dining, relaxing and hosting throughout the seasons.

Upstairs, the house offers four generous double bedrooms, with two bathrooms recently refitted to a high standard. There is also planning permission in place for a loft conversion creating a further bedroom and bathroom.

The location is equally appealing, positioned within easy reach of the independent shops, cafés and restaurants along Lower Clapton Road and Chatsworth Road. The house also falls within the catchment for well regarded local schools including Clapton Girls' Academy, Millfield's Community School, Rushmore Primary and Mossbourne Community Academy.

A home that seamlessly blends the best of old and new, offering warmth, light and versatility in equal measure.













THIS IS YOUR LIFE.  
DO WHAT YOU LOVE.  
AND DO IT OFTEN. **LIFE.**  
IF YOU DON'T LIKE SOMETHING, CHANGE IT.  
IF YOU DON'T LIKE YOUR JOB, QUIT.  
IF YOU DON'T LIKE THE WAY YOU FEEL, STOP.  
IF YOU ARE SEARCHING FOR THE LOVE OF YOUR LIFE, STOP.  
THEY WILL BE WAITING FOR YOU WHEN YOU  
START DOING THINGS YOU LOVE.  
STOP OVER ANALYZING. **LIFE IS SIMPLE.** EVERY LIFE IS BITE.  
ONLY YOUR MIND, HEART, AND SOUL CAN FEEL.  
AND PEOPLE WE ARE UNITED IN OUR EFFORTS. **ADVICE**  
ARE THE BEST PEOPLE YOU CAN MEET. **TRAVEL OFTEN.** GETTING LOST WILL  
TEACH YOU MORE ABOUT YOURSELF THAN ANY OTHER EXPERIENCE.  
LIFE IS ABOUT THE PEOPLE YOU MEET, AND THE THINGS YOU CREATE WITH THEM.  
SO GO OUT AND START CREATING. **LIFE IS AND SHARE**  
**SHORT. YOUR PASSION.**



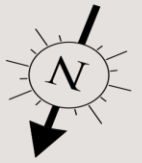












# Glenarm Road E5

## £1,550,000

FREEHOLD  
COUNCIL TAX BAND - D  
EPC RATING - C

- Architecturally designed
- Four bedrooms
- Double reception room
- Extended kitchen with underfloor heating
- Two bathrooms
- South facing rear garden
- Period features including cornicing and ceiling rose
- Two ornate fireplaces and a log burner
- Utility room
- Guest WC
- Cellar
- Millfield's and Rushmore School catchments
- Clapton School for girl's & Mossbourne catchment
- Planning consent in place for loft extension creating a bedroom and bathroom

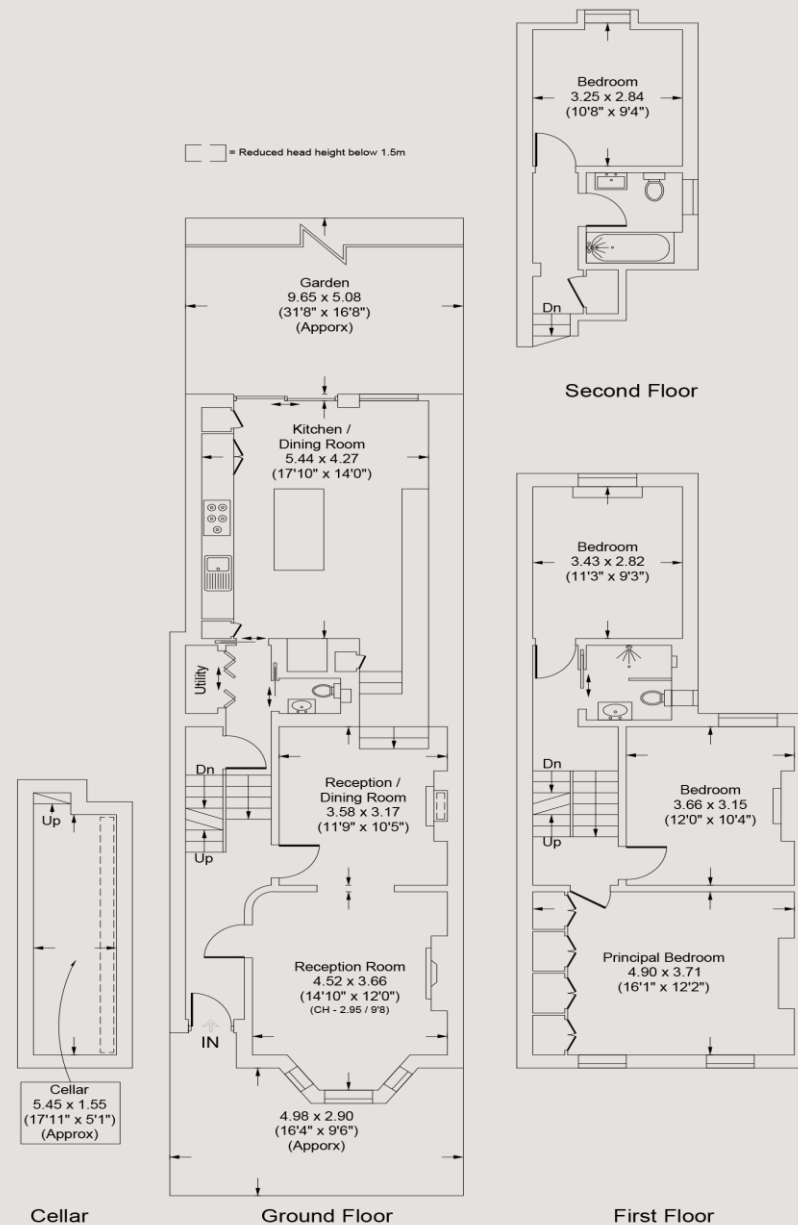
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# Story of Home

Beautiful homes, by design



Cellar

Ground Floor

First Floor

Approx Gross Internal Area

**1487 Sq Ft - 138.2 Sq M**

Cellar

**95 Sq Ft - 8.8 Sq M**

Total

**1582 Sq Ft - 147.0 Sq M**

Limited Use Area

**27 Sq Ft - 2.5 Sq M**

For Illustration Purposes Only - Not To Scale

Every attempt has been made to ensure the accuracy of this floor plan however measurements are approximate and for illustration purposes only.

Measured in accordance with the RICS code of measuring practice. Not to scale.