



Dunlace Road, E5 0NE

£1,450,000

Freehold

Castles

Dunlace Road, E5 0NE

Beautifully appointed in this premier residential street, is this enchanting Victorian home, sensitively extended and restored with elegant proportions over four floors. Grand classic features, exquisite modern designs and bathed in natural light throughout. Composed of a charming hallway, two magnificent reception rooms with the option to open to a through lounge via double doors, a fantastic modern fitted kitchen/diner offering integrated appliances and underfloor heating with sliding bi-fold doors opening to a secluded mature garden. Five beautiful double bedrooms, a shower room on the top floor, a huge family bathroom with separate shower. Close to Chatsworth, with its independent shops, cafes, restaurants and Sunday street market. Also within easy reach are the beautiful green spaces of Hackney Downs, Millfields Park and the River Lea path. The property is a short walk to Hackney Downs, Clapton and Homerton overground stations, all of which provide easy transport links into Central London. It also falls into the catchment area of Rushmore Primary School and Millfields Community School.



What the Owners say - We have lived in this lovely home for 23 years. It is a classic Victorian home with original features including high ceilings, big windows and the name 'Stafford House' in stonework. The property is located in the perfect area for transport links, shops, restaurants, schools and green spaces, including Lea Valley Park. The road itself is quiet with lots of friendly neighbours. Over time we have renovated the property to a comfortable mix of original features and modern convenience. We will miss living here but the children have 'flown the nest' and we have decided to move on.



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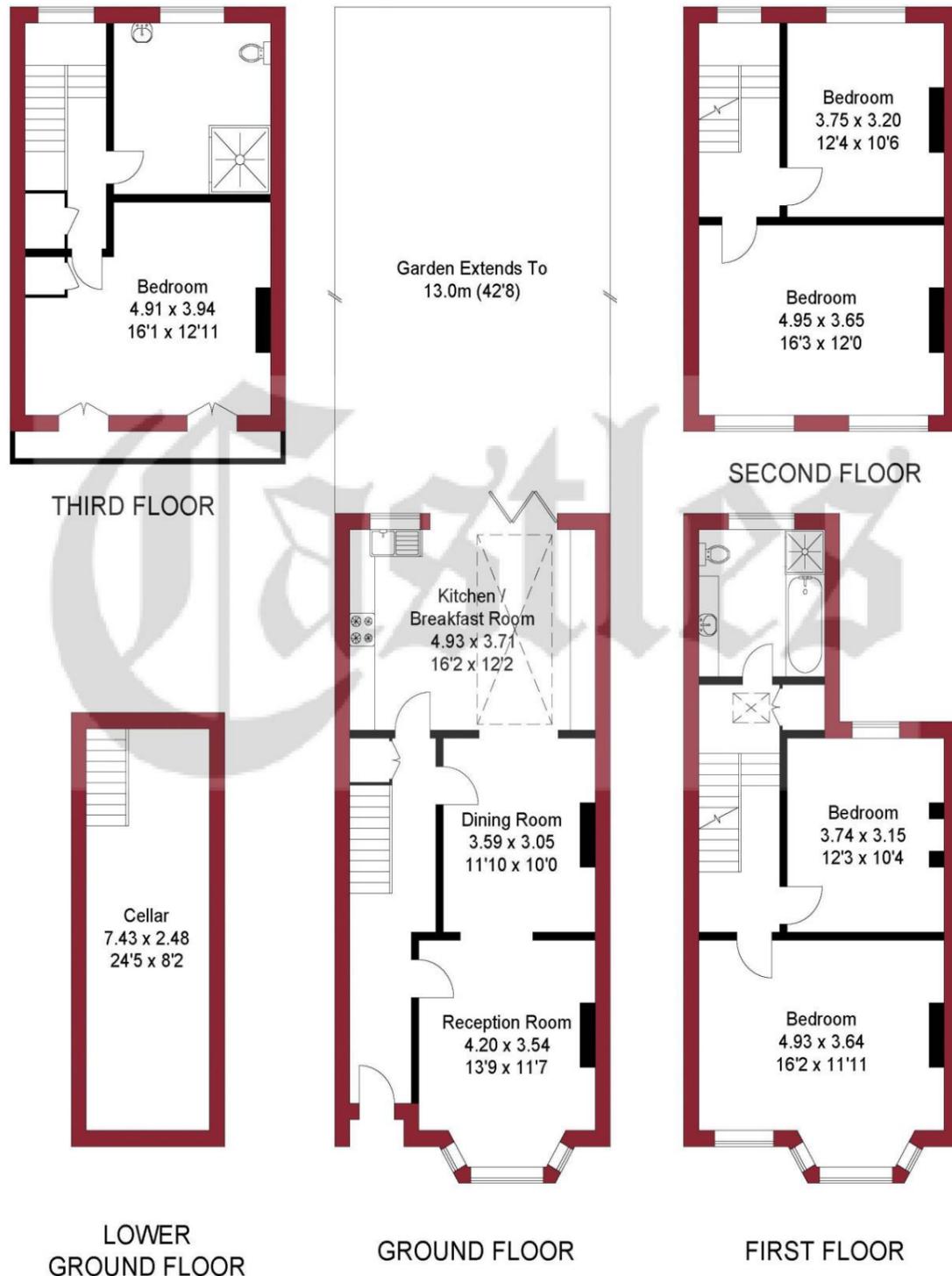


APPROXIMATE GROSS INTERNAL AREA

173.96 sqm / 1872.48 sqft

(EXCLUDING CELLAR)

CELLAR AREA 18.43 sqm / 198.37 sqft



THIS PLAN IS FOR ILLUSTRATION ONLY AND MAY NOT BE REPRESENTATIVE OF THE PROPERTY

An overview of the area

Lower Clapton

A socially diverse and vibrantly multicultural area bounded by the open green spaces of Hackney Downs to the West, Lea Valley park to the East and the conservation area of Clapton ponds to the North. The area boasts an array of period properties combined with modern apartment buildings.

With its diverse independent retailers in Chatsworth Road and the 'ever popular' high street shopping facilities of Mare Street, accompanied with local schools and transport facilities ensures that Lower Clapton remains a desirable area to reside.

Transport

The area is served well through a network of local bus routes and train services. (Hackney Downs Main Line Station into Liverpool Street and Homerton & Hackney Central Stations on the North London Line

Shopping And Leisure

A diverse selection of shops, restaurants, bars and cafés accompanied by an array of local heritage sites, theatres and recreational facilities can be sourced locally.

Directions to the office

If you are visiting the office by car you will find parking in the side roads off Lower Clapton Road or pay & Display directly outside our office in Median Road. (Turn into Powerscroft Road(one-way) and right again into Median Road).

Property Information:

Tenure – Freehold

Tenure Arrangement – Freehold

Service Charge - £0

Ground Rent - £0

Council Tax – E

EPC – tbc

Internet Speed: 71mb

How old is the boiler- 6 years Last Serviced- 22.9.2021

Location of the stopcock – tbc

**Building and Appliance Warranties and Guarantees - John Lewis Kitchen 10 year guarantee (Oct 2016)
Vaillant Boiler 10 year guarantee (Sept 2015)**

What are the neighbours like - Mainly families. We have very friendly relations with all our neighbours frequently socialising with many of them. The recent Clapton jumble trail was a joyous community event which gave the opportunity to meet even more lovely neighbours and prove how great an area we live in.

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