

Wild & Co.

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Dunlace Road, Clapton, E5 ONE

3 Double bedroom split level 1205 Sq ft Share of Freehold period conversion arranged over top 3 floors. Situated on this sought-after residential tree-lined road, directly off Median Rd & Chatsworth Road, within the Rushmore School & Millfields School catchment area. Walking distance of Mare Street, Hackney Central Overground Stations (direct links to Stratford & Highbury) & Hackney Downs Station (direct link to City), moments from Chatsworth Rd offering a range of cafes, restaurants, and the Sunday food market. Recently refurbished to a high standard offering loads of character with period features to include stripped wood floorboards, cove ceilings, period open fireplaces & sash windows throughout. This bright and airy family home also benefits from; own front door and hallway leading to top floors, south facing lounge with large Sash windows, open plan to large kitchen, family sized 2nd floor bathroom/WC with freestanding ceramic bath, 3 double bedrooms & large shower room/WC on top floor.

Guide Price £795,000 | Leasehold - Share of Freehold

Dunlace Road, Clapton, E5 0NE



- Split level period conversion
- South facing lounge
- Shower room/WC
- Share of Freehold

Wild & Co. are pleased to offer for let this: 3 Double bedroom split level 1205 Sq ft period conversion arranged over top 3 floors.

Situated on this sought-after residential tree-lined road, directly off Median Rd & Chatworth Road, within the Rushmore & Millfields Schools catchment area. Walking distance of Mare Street, Hackney Central Overground Stations (direct links to Stratford & Highbury) & Hackney Downs Station (direct link to City), moments from Chatsworth Rd offering a range of cafes, restaurants, and the Sunday food market.

Recently refurbished to a high standard offering loads of character with period features to include stripped wood floorboards, cove ceilings, period open fireplaces & sash windows throughout.

This bright and airy family home also benefits from; own front door and hallway leading to first floor, south facing lounge with large Sash windows, open plan to large kitchen, family sized 2nd floor bathroom/WC with freestanding ceramic bath, 3 double bedrooms & large shower room/WC on top floor.

Share of Freehold.

Full description:

Own front door: leaning to:

- 1205 Sq ft -Arranged over top 3 floors.
- Open plan kitchen
- Stripped wood floorboards, open fireplaces & sash windows

Hallway: stripped and varnish floorboards, traditional style column radiator, stairs to:

Half landing: fitted carpet, sash window to rear, stairs to:

First floor landing: fitted carpet, built-in storage cupboard, vertical column radiator, stair to 2nd floor, Oak wood fire door to:

Lounge: stripped and varnish floorboards, 2 x traditional style column radiators, original cove ceiling, original open period fireplace with marble mantel piece surround open plan to:

Fitted kitchen: a range of wall and base mounted units with bespoke made Oak doors, quartz marble affect work surfaces and breakfast bar, large Smeg range gas oven/hob with Smeg extractor hood, integrated Smeg dishwasher and microwave, chrome wine cooler, space for fridge/freezer (to remain). Stripped and varnish floorboards, traditional style column radiators, sash window to rear.

2nd floor half landing: fitted carpet, sash window to rear, stair to:

2nd Floor landing: fitted carpet, stair to 3rd floor, Oak wood fire doors to:

Master bedroom: stripped and varnish floorboards, 2 x traditional style column radiators, original open period fireplace with

- 3 Double bedrooms
- Family bathroom/WC
- Own front door

mantel piece surround.

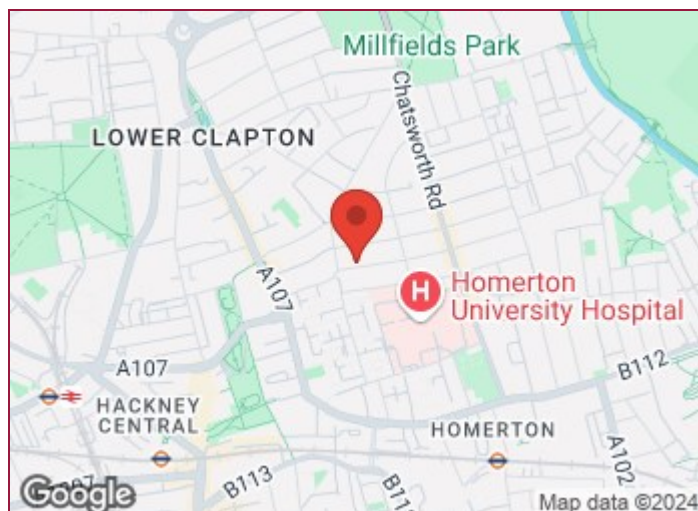
Master bathroom: Ceramic freestanding bath with freestanding Lusso mixer tap and shower, Lusso stone floating shelf, sink and mixer tap, WC, heated towel rail, spot lighting, sash window to rear, built-in fitted cupboard housing washing machine and separate dryer, Tadelakt plastered walls tiled floor with under floor heating.

Top floor landing: solid Oak wood flooring, wood framed double glazed window to rear, Oak wood fire doors to:

Bedroom 2: solid Oak wood flooring, wood framed double glazed window to front, traditional style column radiator.

Bedroom 3: solid Oak wood flooring, wood framed double glazed window to rear, traditional style column radiator.

Shower room: Walk-in shower cubicle, low flush WC, ceramic sink with mixer tap, tiled floors with under floor heating, part-tiled walls, heated towel rail, sky-light window, wood framed double glazed window to front, spot lighting and wall lighting. tiled walls, heated towel rail, sky-light window, wood framed double glazed window to front, spot lighting and wall lighting.



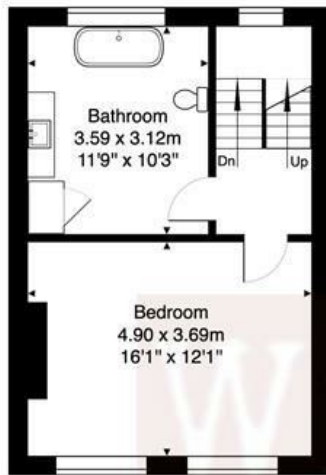
Directions

Directly off Median Rd & Chatworth Road, within the Rushmore School & Millfields School catchment area.

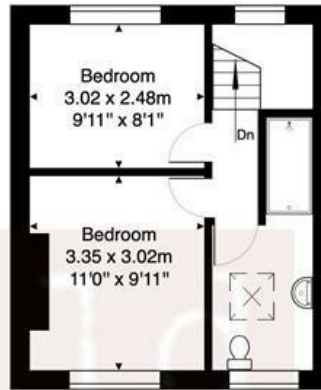


Dunlace Rd- E5

Approximate Gross Internal Area 112.0 m² ... 1205 ft²



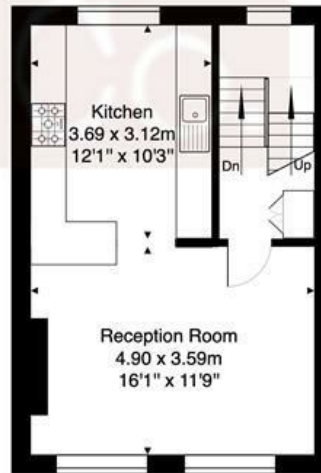
SECOND FLOOR



THIRD FLOOR



GROUND FLOOR



FIRST FLOOR



This Plan is for illustration purpose only and used as general indication of the proposed layout of the property. Dimensions are maximum and approximate and may vary.

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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	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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