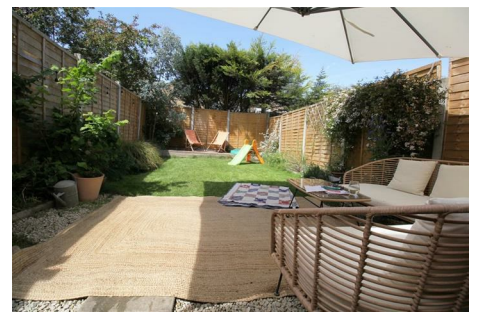


Wild & Co.

wildandco.uk



Dunlace Road, Clapton, E5 ONE

Substantial five-bedroom Victorian property spans across three floors, and is located on a sought-after tree-lined residential street just moments from the vibrant Chatsworth Road. With its high ceilings, generous proportions, and original period features, this property exudes a perfect blend of modern design and traditional charm, that would suit a family or for anyone looking for a comfortable and spacious home. Offered with no chain, early viewing highly recommended.

Guide Price £1,370,000 | Freehold

Dunlace Road, Clapton, E5 ONE

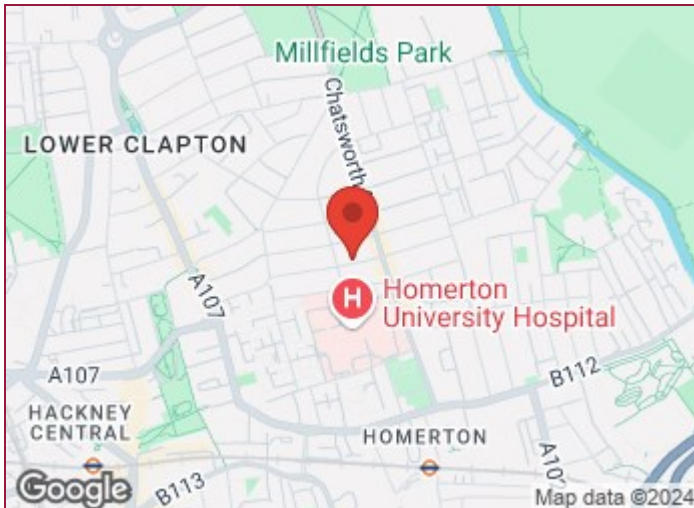


- 3 Storey period property
- 5 double bedrooms
- Beautiful rear garden
- Sash windows & fireplaces
- Sought-after residential road
- 2 Receptions with dividing doors
- Cellar
- Rushmore School Catchment area
- Family sized kitchen/diner
- Stripped wood flooring

Full description

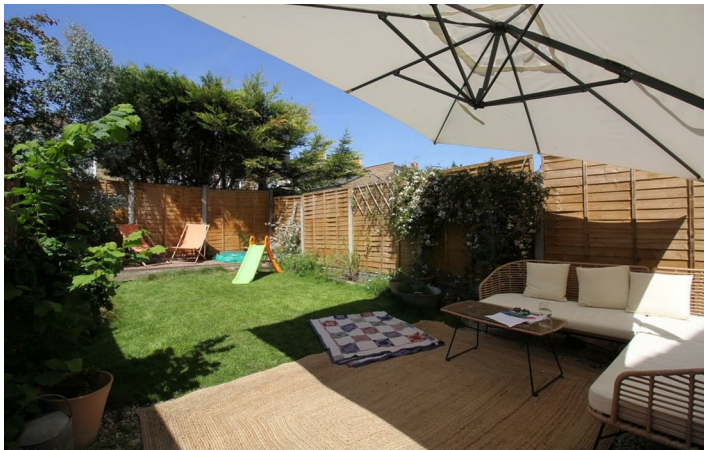
Wild & Co. are delighted to offer for sale this: substantial five-bedroom Victorian property spans across three floors, and is located on a sought-after tree-lined residential street just moments from the vibrant Chatsworth Road. With its high ceilings, generous proportions, and original period features, this property exudes a perfect blend of modern design and traditional charm, that would suit a family or for anyone looking for a comfortable and spacious home.

n is being offered with no chain, and early viewing is highly recommended.



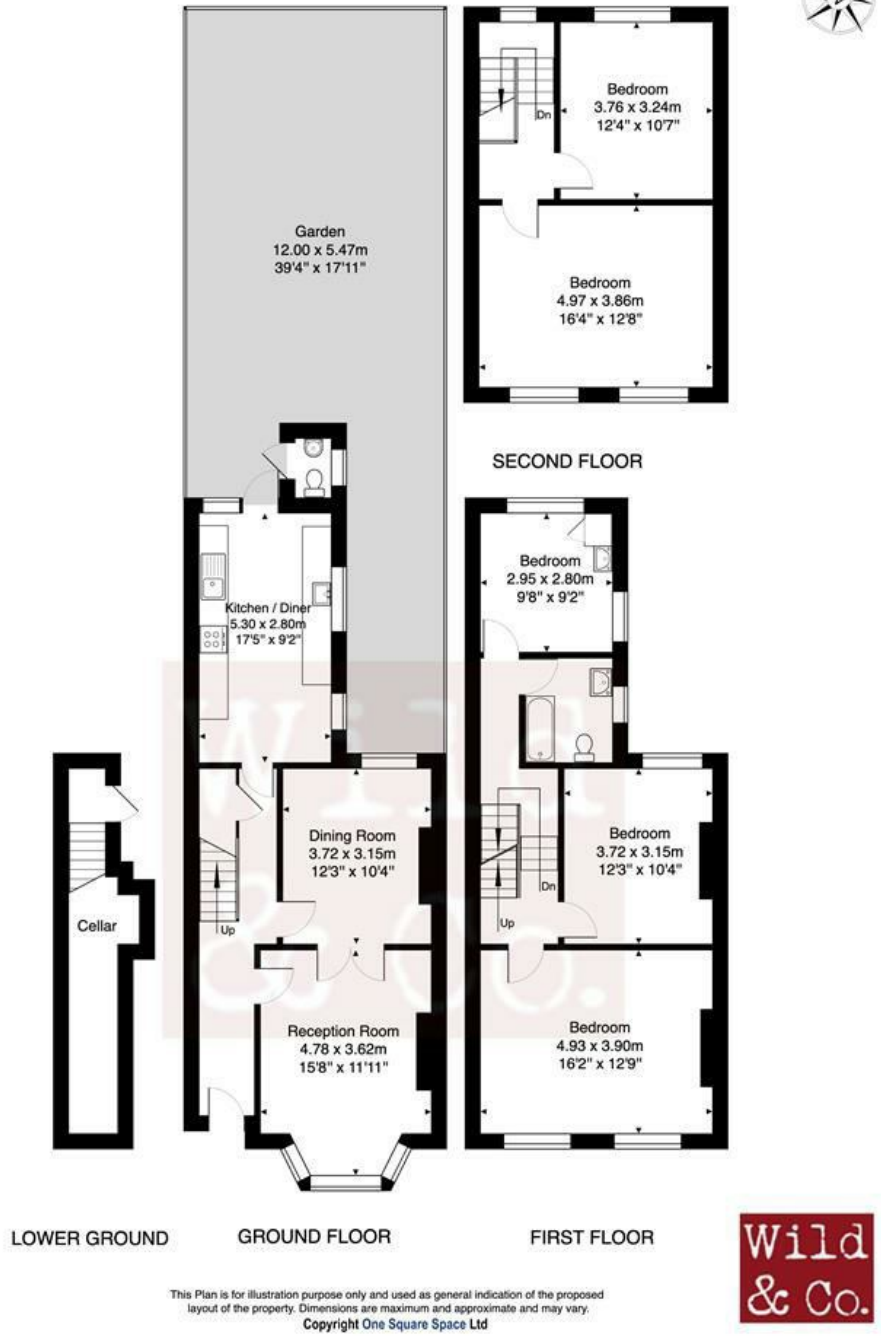
Directions

Directly off Media Rd and Chatsworth Rd.



Dunlace Rd- E5

Approximate Gross Internal Area 148.0 m² ... 1593 ft² (excluding garden, cellar)



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	46	75

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		

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.