



Daubeney Road, E5 0EF

£1,150,000

Freehold

Castles



Daubeney Road, E5 0EF

Castles Hackney are delighted to present this beautifully maintained three-bedroom Victorian mid-terrace home on the sought-after Daubeney Road, E5. Boasting an elegant façade and a wealth of original period features, including stunning coving and fireplaces, this property seamlessly blends character with modern convenience. The ground floor showcases original hardwood flooring, two bright and spacious reception rooms, a stylish kitchen with fitted appliances, a utility space, and a convenient W/C. Upstairs, you'll find three well-proportioned double bedrooms and a contemporary family bathroom. A private garden offers a peaceful retreat, while the home also presents exciting potential for a loft conversion and a side-return extension, subject to planning permission. Located on a highly sought-after residential road, the property benefits from excellent transport links, with Homerton Station just a short walk away, providing swift access to The City and beyond. The area is rich in green spaces, with Mabley Green and the nearby River Lea offering scenic walking routes. Families will appreciate the excellent local schools, while the vibrant café culture, with independent coffee shops just at the end of the road, adds to the charm of this thriving neighbourhood.

*Tenure - Freehold
Council Tax - D
EPC - D 66,84*

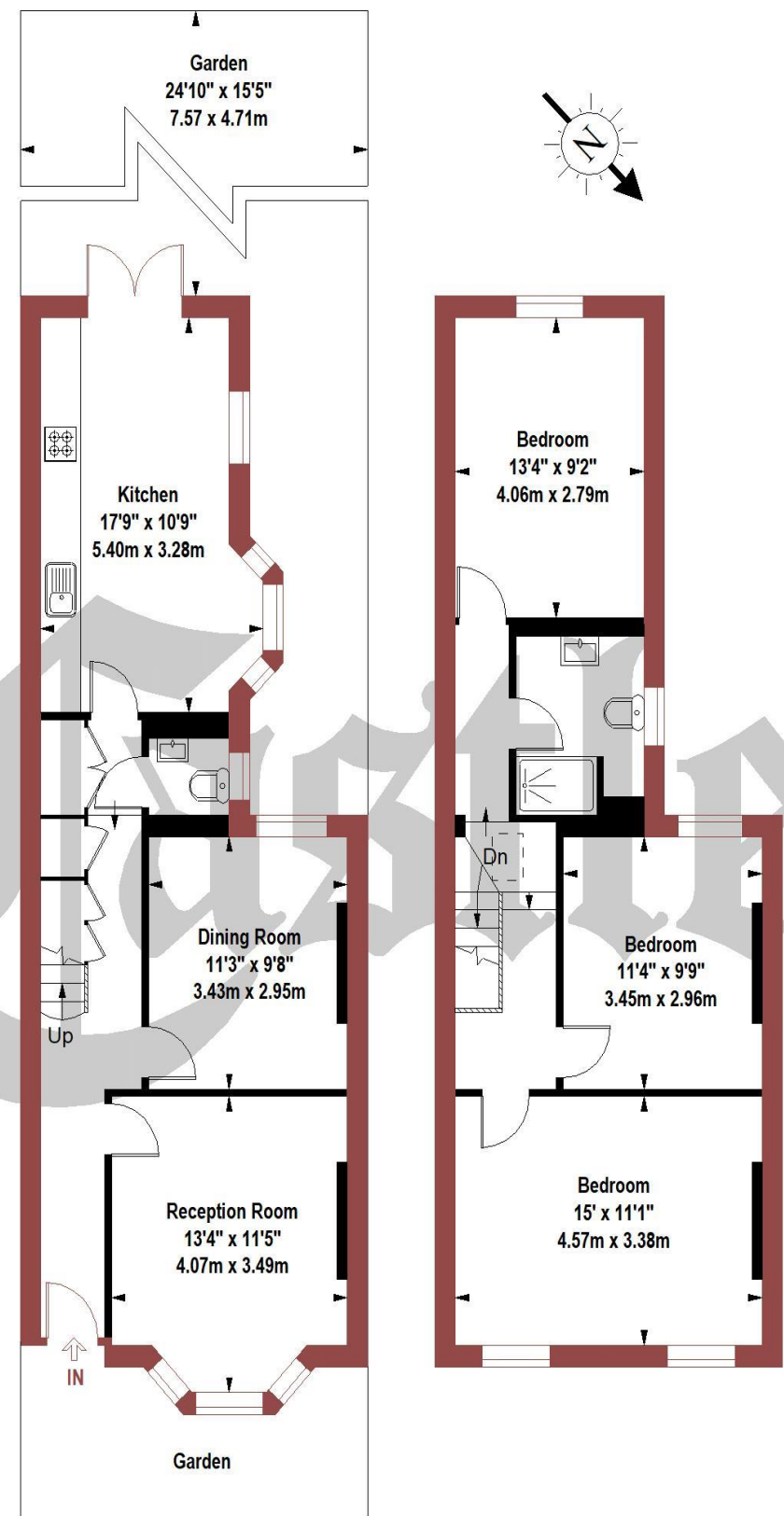
£1,150,000 Freehold

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Approx. Gross Internal Area = 104.70 sq m / 1127 sq ft



Ground Floor
Gross Internal
Floor Area 53.23 sq m / 573 sq ft

First Floor
Gross Internal
Floor Area 51.47 sq m / 554 sq ft

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

An overview of the area

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

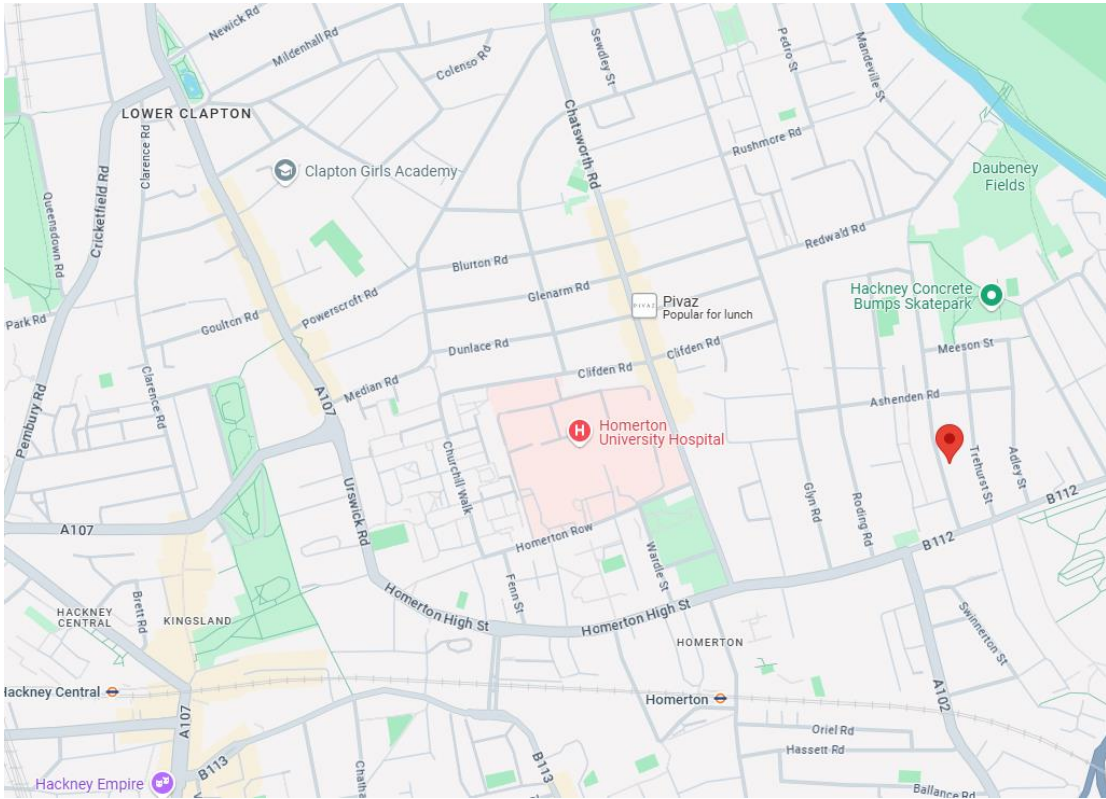
The area is served well through a network of local bus routes and train services. (Hackney Downs Main Line Station into Liverpool Street and Homerton & Hackney Central Stations on the North London Line

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).



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