



**Dunlace Road, E5 0NF**

Offers in Excess of £800,000

Leasehold

**Castles**







# Dunlace Road, E5 0NF

Welcome to this exquisite three-bedroom maisonette, perfectly positioned on a quiet, tree-lined street in the heart of Clapton. Set within a charming three-storey period property, this spacious home spans the ground and first floors and enjoys a sunny, south-facing private garden—ideal for relaxing or entertaining. Inside, the bay-fronted living room is filled with natural light, offering a welcoming space complete with a period working fireplace. The generously sized open-plan kitchen and dining area is the heart of the home, seamlessly connecting to the expansive garden for easy indoor-outdoor living. A convenient guest bathroom is also located on the ground floor. Upstairs, you'll find three well-appointed bedrooms, each with beautiful oak wood flooring and tranquil views over the garden. The large family bathroom features a bath, shower, and adjustable lighting for added comfort. Beyond the home, you'll be surrounded by some of East London's most beloved green spaces. Millfields Park is just around the corner, offering open fields, tennis courts, and a riverside path along the River Lea, perfect for walking, jogging, or cycling. The nearby Hackney Marshes provide one of London's largest green expanses—ideal for weekend football, peaceful strolls, or connecting with nature. Victoria Park, with its scenic lakes, gardens, and cafés, is also easily accessible. You're also just moments from the vibrant offerings of Chatsworth Road and Lower Clapton Road, with their eclectic mix of cafés, restaurants, and independent shops. Transport links are excellent, making this location ideal for commuters. Both Hackney Central (London Overground) and Homerton stations are close by, offering fast and frequent connections to Stratford, Highbury & Islington, Liverpool Street, and beyond. Numerous local bus routes also serve the area, providing easy access across East and Central London. For cyclists, the area is well connected with cycle-friendly routes along the river and through local parks.

Tenure - Leasehold  
Tenure Arrangement - 161 years remaining  
Service Charge - £1,050.00 pa inc. building insurance  
Council Tax - C £1,668.77 PA  
EPC - D 60,78

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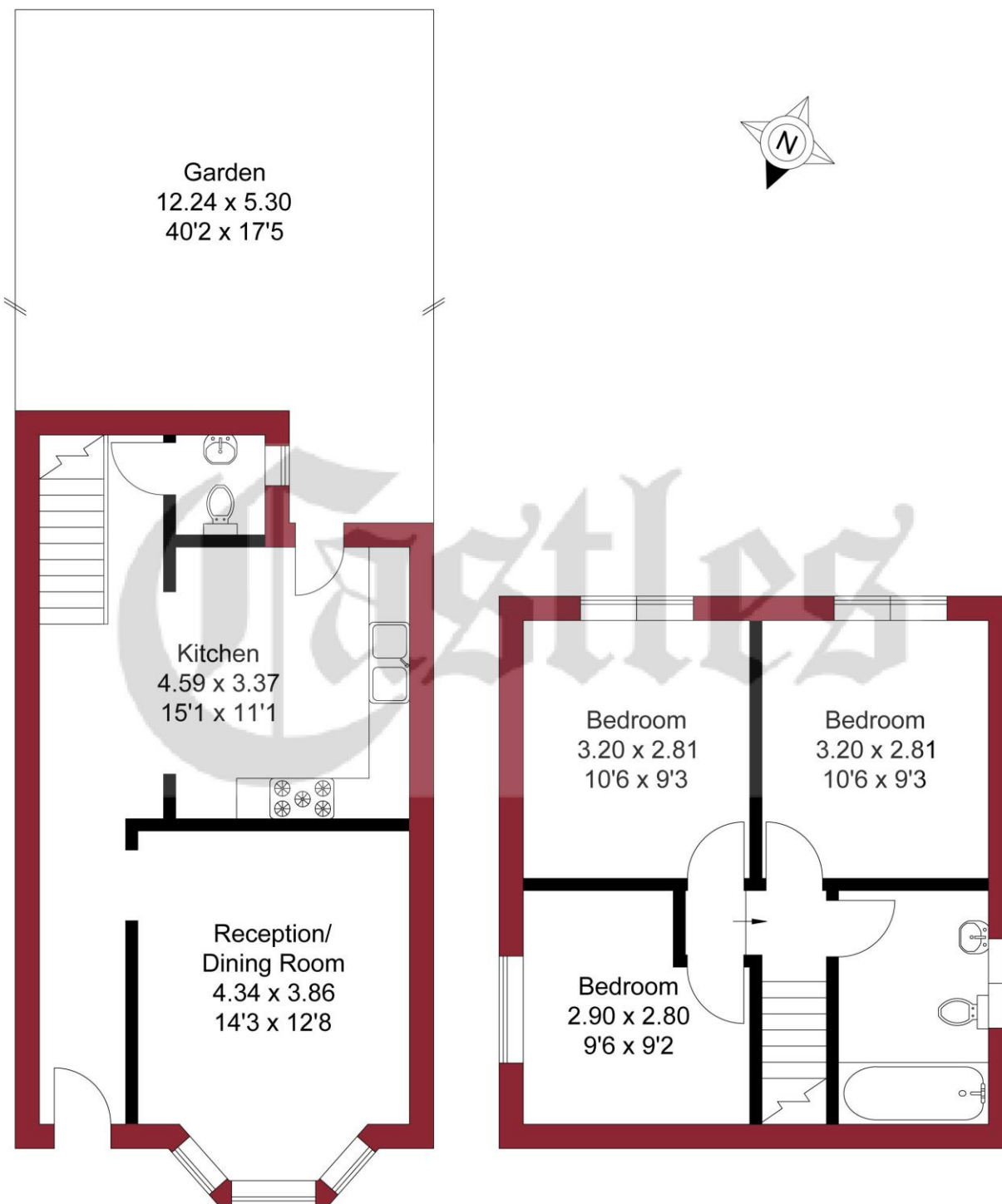


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## APPROXIMATE GROSS INTERNAL AREA 74.02 sqm / 796.74 sqft



GROUND FLOOR

FIRST FLOOR

THIS PLAN IS FOR ILLUSTRATION ONLY AND MAY NOT BE REPRESENTATIVE 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

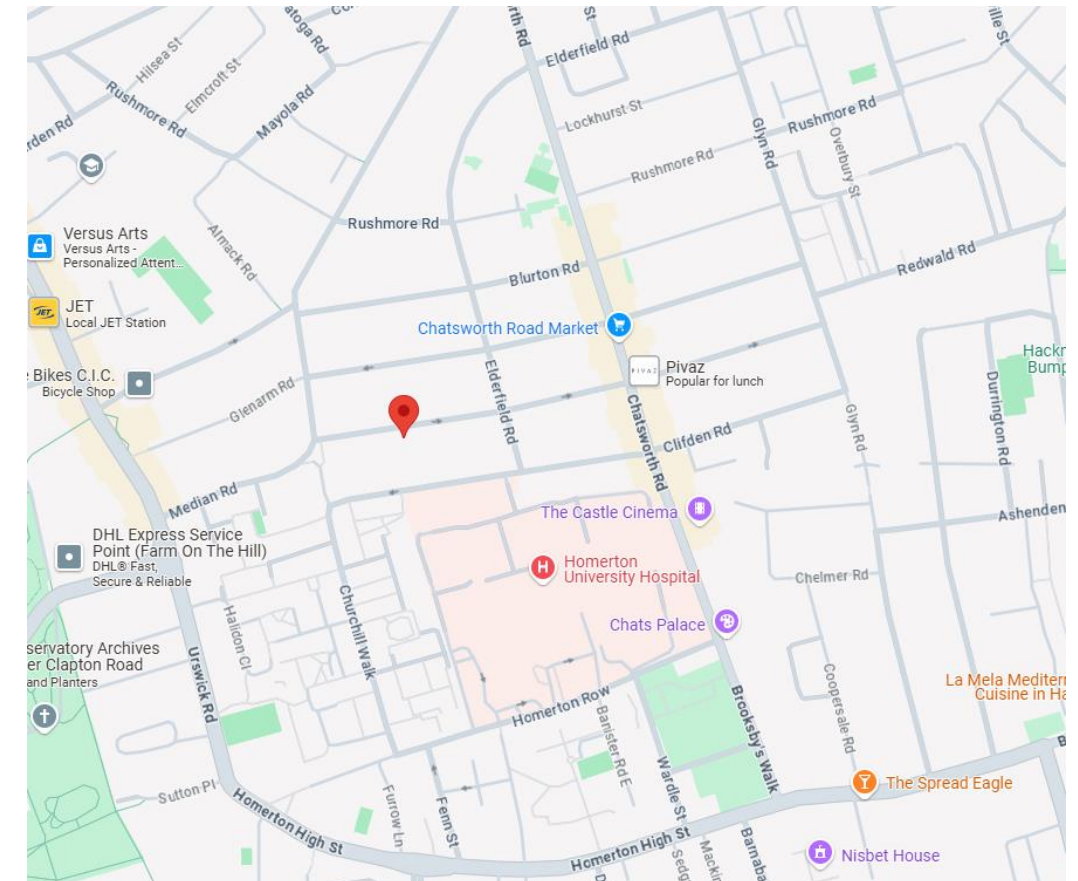
The area is served well through a network of local bus routes and train services. (Hackney Downs Main Line Station into Liverpool Street and Homerton & Hackney Central Stations on the North London Line)

### 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).



# Castles

44 Lower Clapton Road  
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