



Gunton Road, E5 9JT

£850,000

Leasehold

Castles



Gunton Road, E5 9JT

Situated on a picturesque, tree-lined residential street in Clapton, this beautifully appointed three-bedroom duplex garden flat spans 929 square feet and is set within an imposing Victorian building, full of architectural charm and period elegance. Arranged over the ground and lower ground floors, the home combines generous proportions with contemporary design. A spacious open-plan living and dining area flows into a bespoke fitted kitchen, complete with high-quality cabinetry, integrated appliances, and refined worktops. Double doors open directly onto a private, landscaped garden offering a serene and leafy escape, ideal for morning coffee, relaxed evenings, or entertaining guests in the warmer months. The property comprises three well-sized bedrooms, including a master with a stylish en-suite, a sleek family bathroom, and smartly integrated storage throughout. The interiors are beautifully finished, with a sense of light, space and calm that runs through the entire home. This exceptional flat is perfectly positioned for lovers of green space. Millfields Park is at the end of the road, offering wide open lawns, mature trees, sports courts, and a riverside path that follows the River Lea. Hackney Marshes, just a short stroll away, opens to vast meadows, woodlands, and nature trails stretching all the way to the Olympic Park. The flat is also close to the vibrant hubs of Upper and Lower Clapton Roads, Stoke Newington Church Street and Hackney Downs Park, with an excellent choice of independent cafés, restaurants and boutique shops contributing to the area's friendly and creative atmosphere. Clapton Overground Station is within easy reach, offering direct services to Liverpool Street and convenient links to the city. This outstanding home is being sold on a chain-free basis, presenting a rare opportunity to secure a spacious and stylish garden flat within a grand Victorian residence, surrounded by green open spaces and excellent connections in one of East London's most desirable neighbourhoods.

Tenure - Leasehold
Tenure Arrangement – 103 years
Service Charge: £1,146.84pa
Ground Rent - £9.00pa
Council Tax - C
EPC - D 68,74

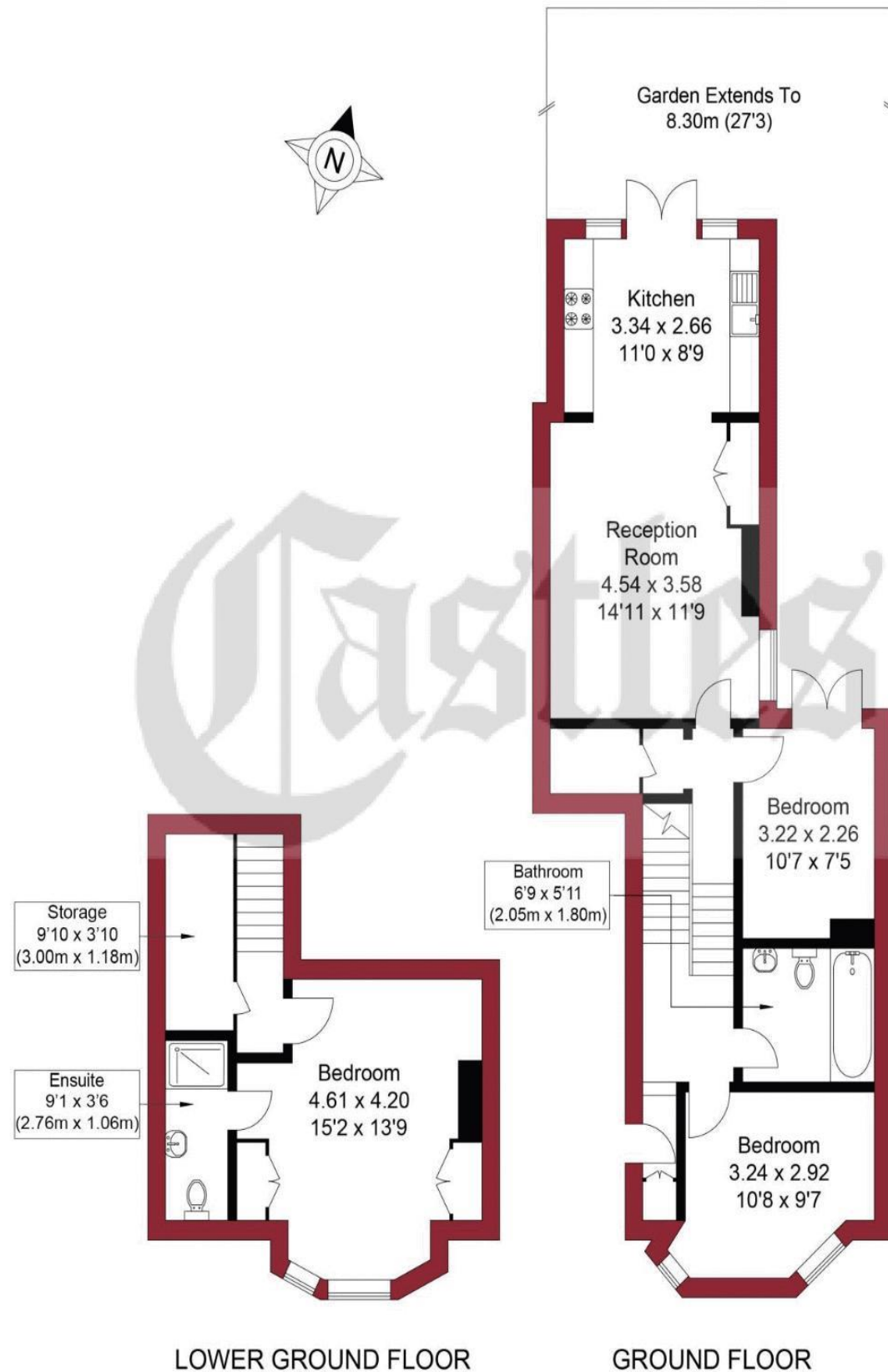
£850,000 Leasehold



020 8985 0106
hackney@castles.london



APPROXIMATE GROSS INTERNAL AREA
86.37 sqm / 929.67 sqft



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

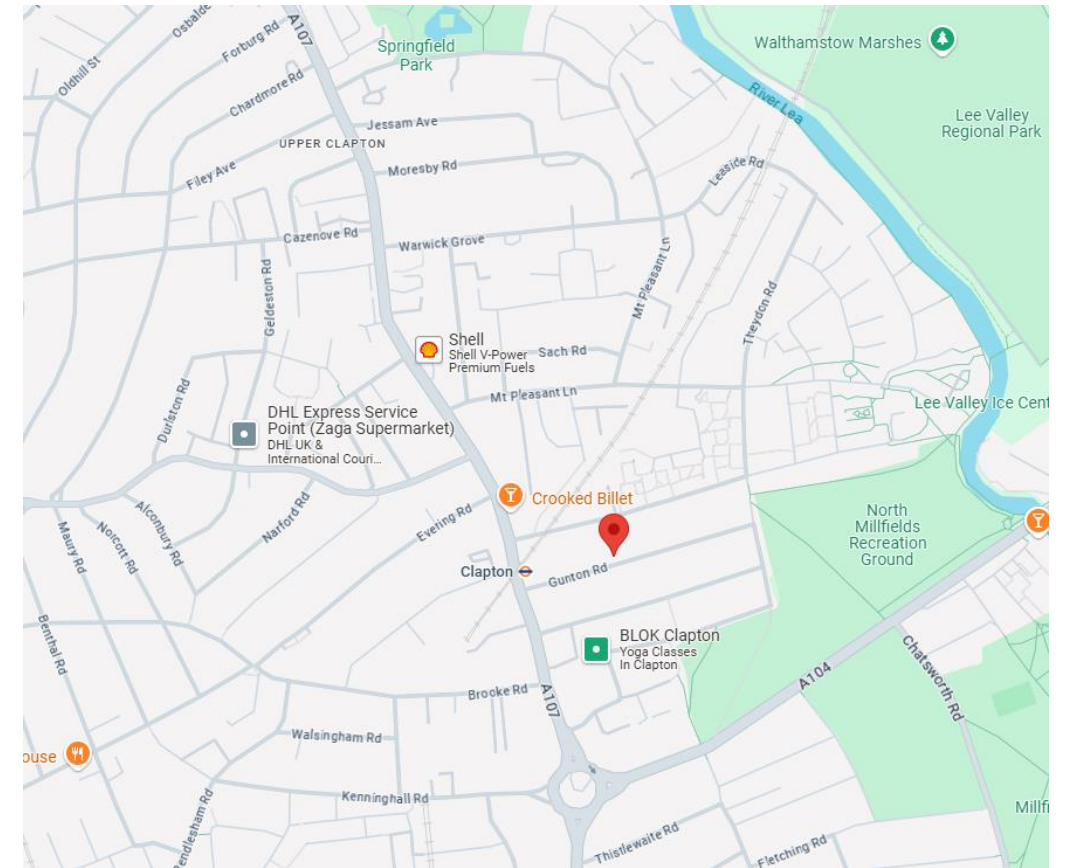
The area is served well through a network of local bus routes and train services. (Hackney Downs Main Line Station into Liverpool Street and Homerton & Hackney Central Stations on the North London Line

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
London, E5 0RN
020 8985 0106
hackney@castles.london
www.castles.london

All details including floorplans are for representation purposes only and do not constitute a contract or warranty. Whilst every effort is made to ensure accuracy of descriptions and measurements, no responsibility is taken for errors, omissions and misstatements.

