



Durlston Road, E5 8RR

£1,350,000

Freehold

Castles



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Castles Hackney are pleased to offer this spacious four-bedroom Victorian terraced house, located on a peaceful residential road in Hackney, offers an incredible opportunity to make a home your own. Positioned between Lower Clapton and Stoke Newington, the property spans approximately 1,437 sq. ft and retains a wealth of original features, such as high ceilings. Arranged across three levels, the ground floor features two generously sized reception rooms/dining room with a bay window, a bright, eat-in kitchen, a utility area, a guest cloakroom, a cellar, and access to a secluded garden. The upper floors offer four light-filled double bedrooms and a spacious family bathroom, all offering exceptional comfort and potential. Durlston Road is a wide, tree-lined street within walking distance of Millfields Park, Springfield Park, the Marina, and the Lee Valley Park, providing ample green space and recreational opportunities. The nearby canal hosts a range of activities from rowing at Springfield Marina to a canal-side café, with various water sports options. Tennis enthusiasts will also appreciate the free courts at Springfield Park. The area is near the trendy Clapton neighbourhood, which boasts Chatsworth Market, popular restaurants, coffee shops, and pubs along Chatsworth Road and Lower Clapton Road. For further variety, the vibrant Stoke Newington Church Street is just a short distance away, offering a mix of boutique shops, eateries, and bars. With excellent transport links, this property is ideal for those commuting into the City or West End. Clapton Station provides quick access to Liverpool Street, and numerous bus routes offer additional convenience, along with easy access to Stratford, Shoreditch, and London City Airport. This Victorian gem presents a rare chance to own a character-filled property in one of Hackney's most desirable locations.

Tenure - Freehold
Council Tax - E
EPC - D 59, 83

£1,350,000 Freehold



020 8985 0106
hackney@castles.london



Approx. Gross Internal Area = 139.07 sq m / 1497 sq ft

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

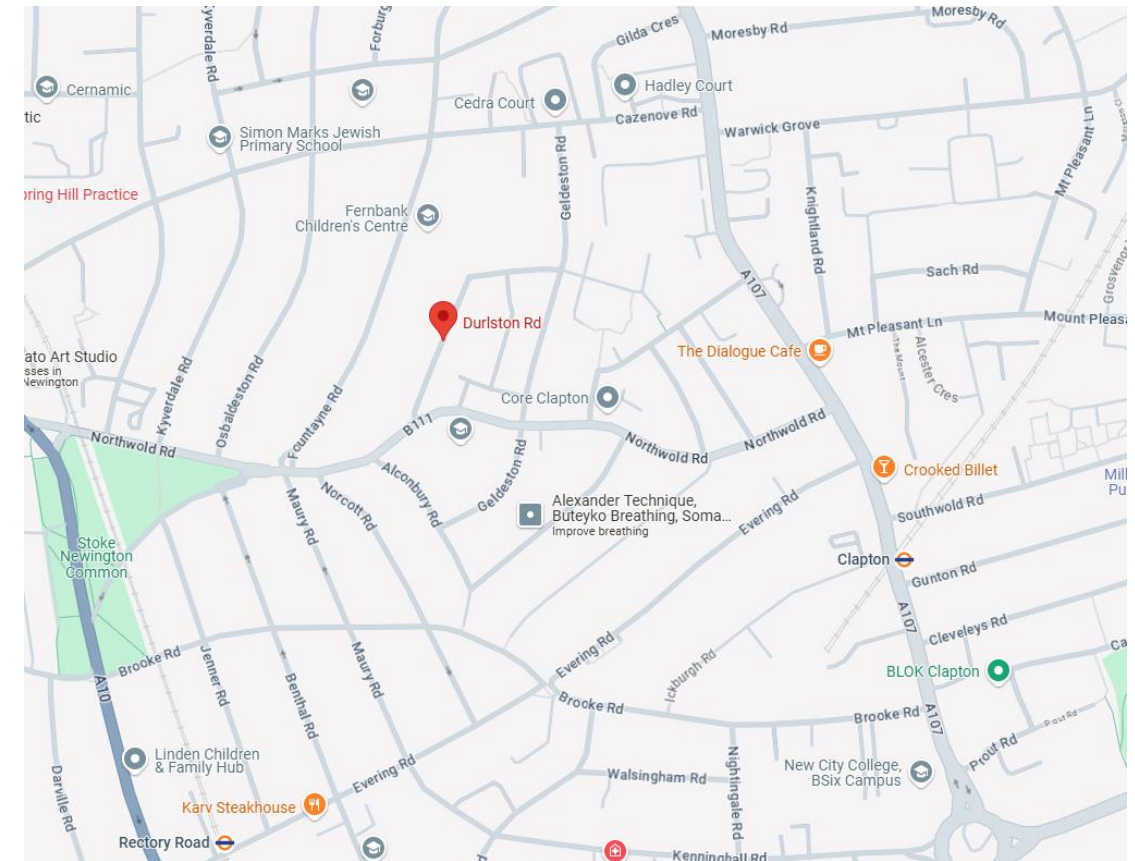
The area is served well through a network of local bus routes and train services. (Hackney Downs Main Line Station into Liverpool Street and Homerton & Hackney Central Stations on the North London Line

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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44 Lower Clapton Road
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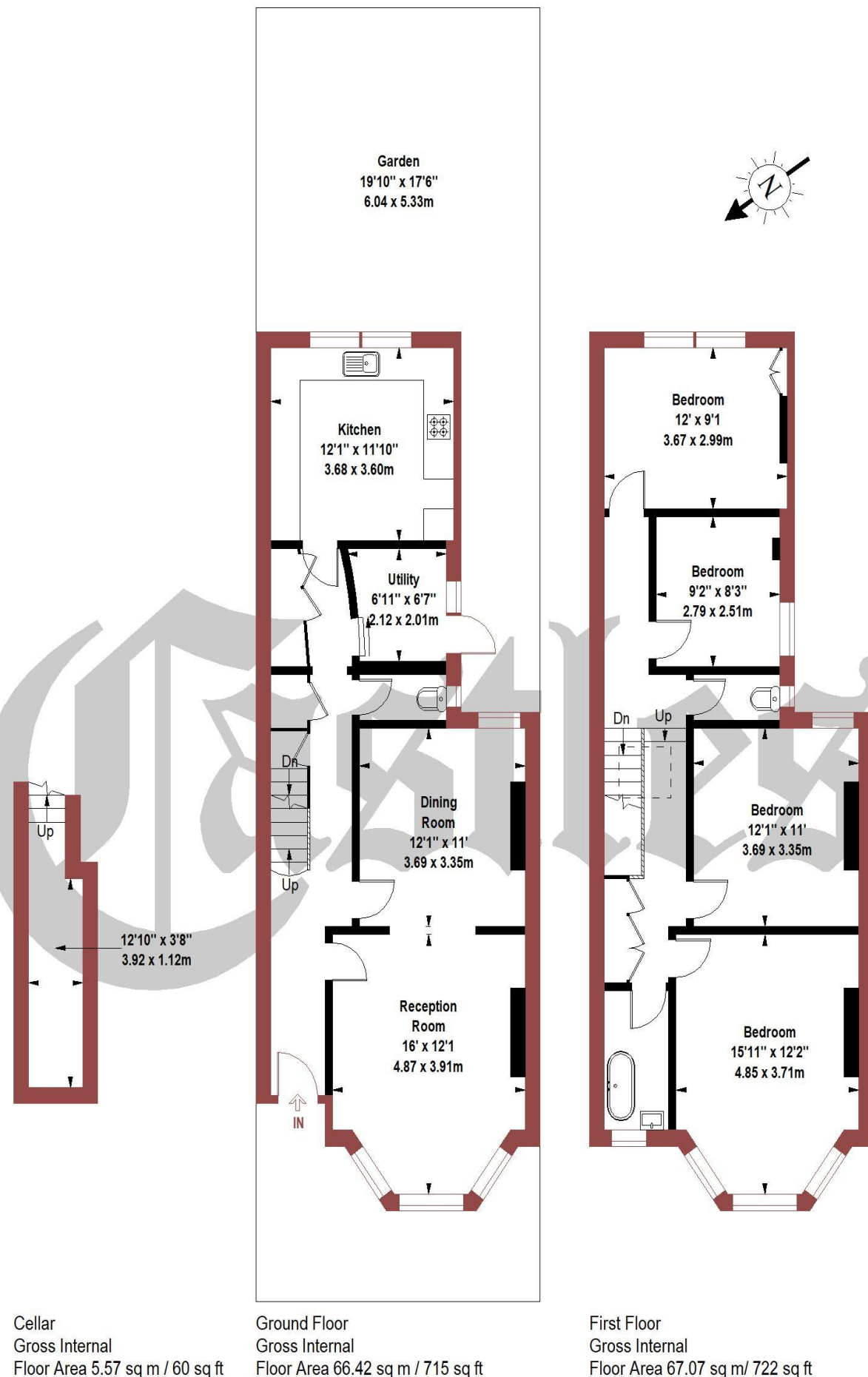
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NAEA
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LICENSED MEMBER



Cellar
Gross Internal
Floor Area 5.57 sq m / 60 sq ft

Ground Floor
Gross Internal
Floor Area 66.42 sq m / 715 sq ft

First Floor
Gross Internal
Floor Area 67.07 sq m / 722 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.