



Castles

ASKING PRICE

£825,000

Gunton Road

London, E5 9JT

Castles



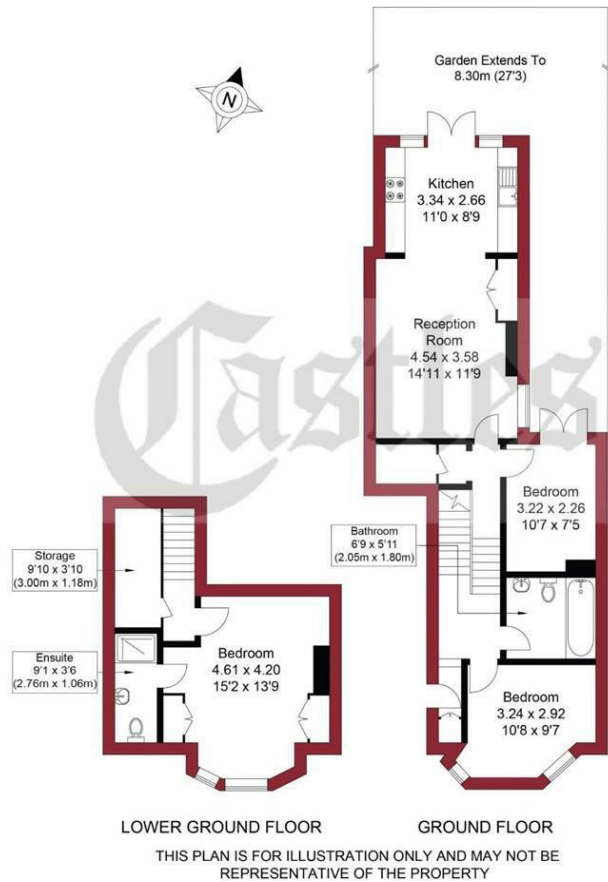
PROPERTY SUMMARY

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. Whether you are into weekend walks, outdoor fitness, or simply soaking up nature, this location provides some of the best open space East London has to offer. 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 cafes, 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. Nearby Hackney Downs and Hackney Central stations expand your travel options, with connect





APPROXIMATE GROSS INTERNAL AREA
86.37 sqm / 929.67 sqft



A guide to the area

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

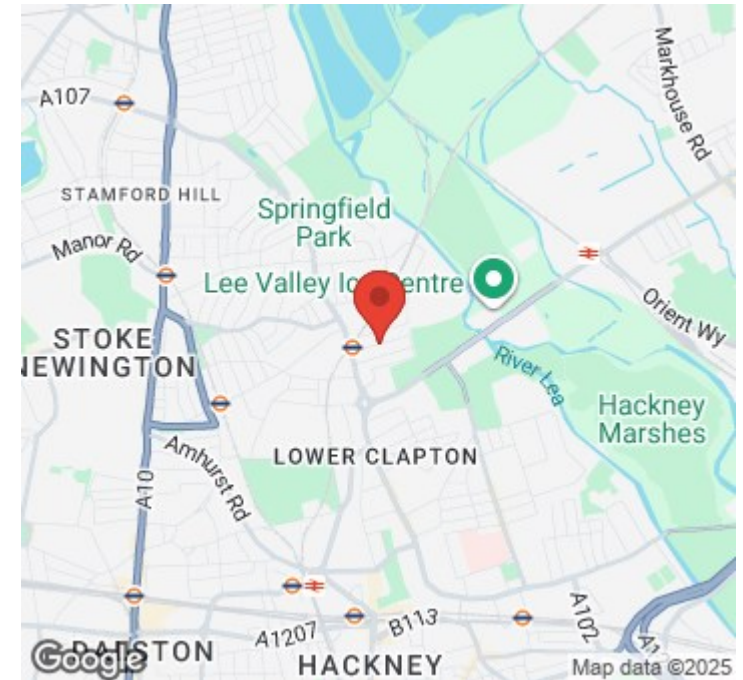
Shopping And Leisure

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).

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	



Apartment

Leasehold

Council:

Council Tax Band: C

Lease Remaining: n/a

Service Charge: n/a

Ground Rent: n/a

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



OFFICE ADDRESS

44 Lower Clapton Road
Hackney
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E5 0RN

OFFICE DETAILS

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