

Castles

ASKING PRICE

£1,150,000

Daubeney Road

London, E5 0EF



PROPERTY SUMMARY

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 cafe culture, with independent coffee shops just at the end of the road, adds to the charm of this thriving neighbourhood.

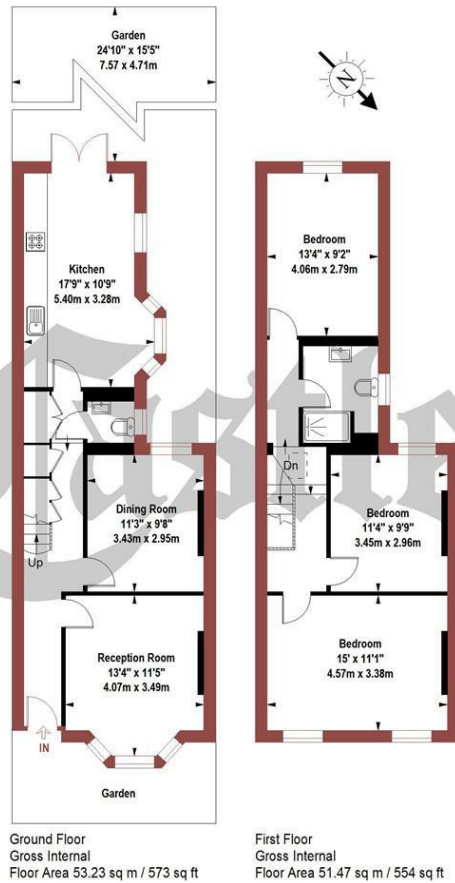




A guide to the area

AREA GUIDE TEXT

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



House - Terraced

Freehold

Council:

Council Tax Band: D

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

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OFFICE DETAILS

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	(1-10)		
B	(11-15)		
C	(16-20)		
D	(21-25)		
E	(26-30)		
F	(31-35)		
G	(36-40)		
Not energy efficient - higher running costs			
England & Wales			

EU Directive 2002/91/EC