

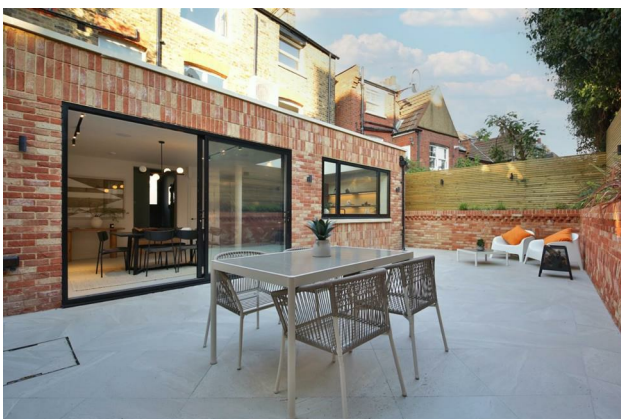
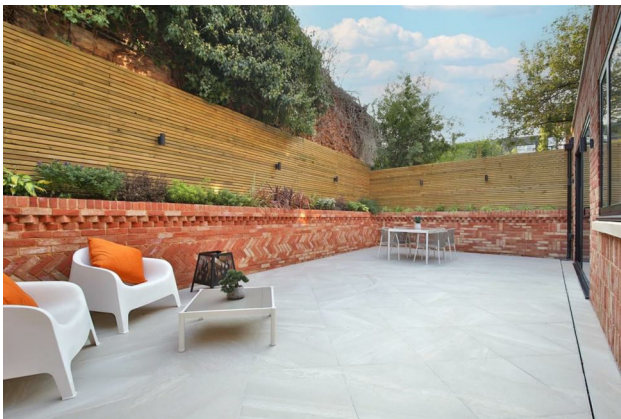
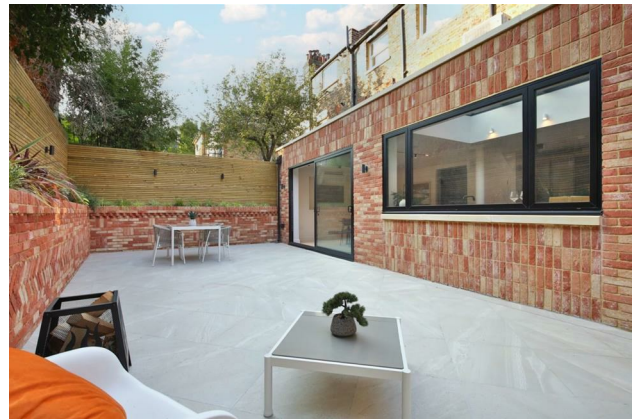
# HUNTERS®

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7 Holmbury View, London, E5 9EG

Price £1,900,000

Property Images

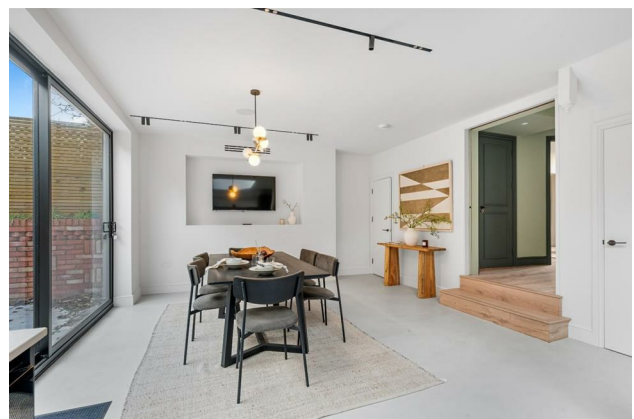
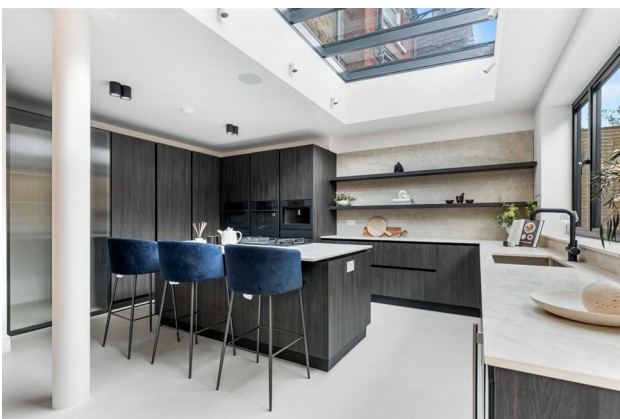
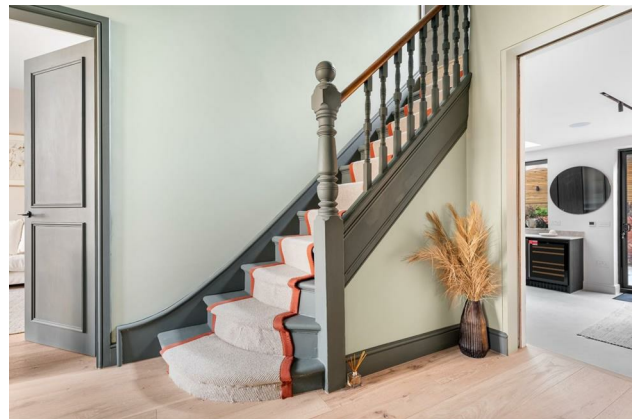




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## Property Images





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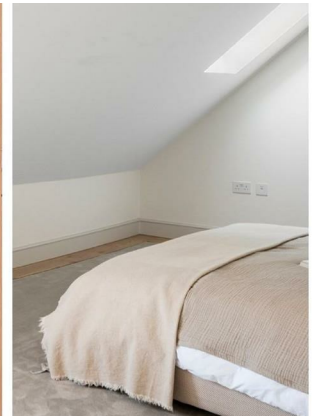
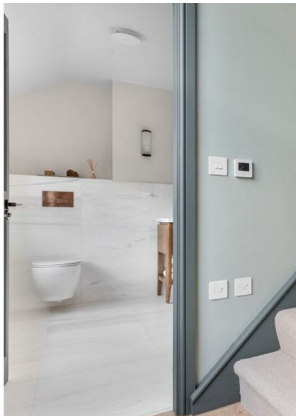




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## Property Images



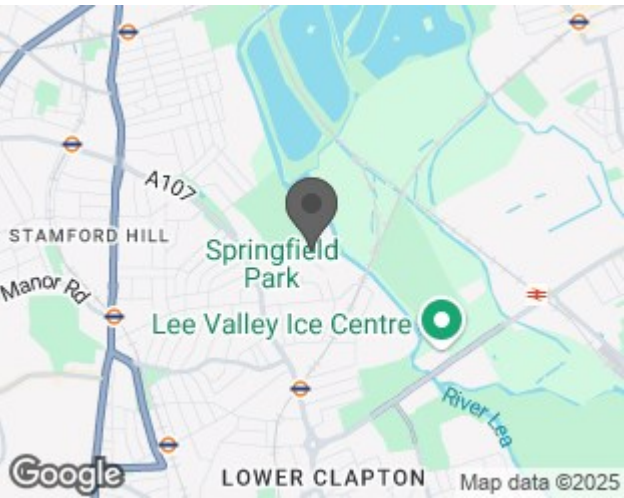


TOTAL FLOOR AREA: 2619sq.ft. (243.3 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## EPC

| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   | 81                      | 85        |
| (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 |           |

## Map



## Details

Type: House - End Terrace Beds: 5 Bathrooms: 3 Receptions: 2 Tenure: Freehold

## Summary

Offered to the market chain free, this stunning, end-of-terrace, five bedroom, three bathroom period house boasts 2,619 sq. ft. (243 sqm.) of accommodation, is perfectly located on one of Claptons most sought-after roads and offers an array of period features matched perfectly with contemporary design and a private garden.

Available to view by appointment only the property has been immaculately refurbished, the ground floor comprises, two separate reception rooms, both into bay windows, a stunning kitchen/dining room, spanning the width of the property. The first floor offers a stunning master bedroom with a built-in wardrobes, dressing area and an ensuite shower room. An additional bedroom and a family bathroom. The second floor has three further doubles bedrooms and an additional shower room. The property also benefits from a basement for storage as well a side access to the rear garden.

Holmbury View, is a quiet residential tree lined street, just moments from the many bars, restaurants, coffee houses of Clapton and only a short walk from the stunning Springfield Park leading to the river tow-path, River Lea and the stunning views across Walthamstow marshes.

Transport links include, Clapton Station (Overground), Lea Bridge Station (Overground) and a wide variety of bus routes into The City and West End.

## Features