

# Wild & Co.

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## Mildenhall Road, E5 0RU

Spacious 4-Bedroom Semi-Detached Home – Mildenhall Road, Clapton. We are pleased to offer this substantial four-bedroom semi-detached property located on the popular Mildenhall Road in the heart of Clapton. The house features two generous reception rooms, a separate fitted kitchen with access to a private rear garden, four well-sized bedrooms, a family bathroom with walk-in shower, and a separate WC. While in need of modernisation, the property offers fantastic potential with a private cellar, loft room, and two attics, as well as scope to extend (subject to planning permission). Ideally situated close to Clapton, Hackney Downs, and Hackney Central stations, this home is also near excellent local schools and the area's vibrant mix of cafés, shops, and restaurants. A rare opportunity in a prime location with huge potential. Early viewing recommended.

**Offers In Excess Of £1,250,000 | Freehold**

# Mildenhall Road, E5 0RU



- 4 Well-sized bedrooms
- Family bathroom with walk-in shower and separate WC
- Potential to extend (subject to planning permission)
- Walking distance of Clapton Station (direct city link)
- 2 Bright reception rooms
- Private rear garden
- Prime location - sought-after road
- Separate fitted kitchen with garden access
- Private cellar, loft room, and two additional attics
- Close to Clapton Pond

Wild & Co. are delighted to present this generously proportioned and characterful four-bedroom semi-detached home, ideally situated on the sought-after Mildenhall Road in the heart of Clapton.

Offering ample space and excellent scope for modernisation and extension (STPP), this imposing property is perfect for buyers looking to create a stunning family home in one of East London's most vibrant neighbourhoods.

## Key Features:

Four well-sized bedrooms

Two bright reception rooms

Separate fitted kitchen with garden access

Family bathroom with walk-in shower and separate WC

Private rear garden

Private cellar, loft room, and two

additional attics

Potential to extend (subject to planning permission)

## Ground Floor:

Upon entry, you are welcomed into a spacious hallway leading to a generous front reception room and a separate dining room with patio doors opening onto the private garden. A well-proportioned fitted kitchen, also with garden access, completes the ground floor layout.

## First Floor:

Upstairs, the property offers four good-sized bedrooms, a family bathroom featuring a walk-in shower and basin, and a separate WC. The existing layout provides an excellent foundation for modernisation and personalisation.

## Additional Space:

This home also benefits from a private cellar, a loft room, and two attic spaces,

offering significant storage and potential for future conversion.

## Location:

Located on a quiet residential street in the heart of Clapton, Mildenhall Road is just a short walk from the independent shops, cafés, bars, and restaurants that make this area so desirable. Excellent transport links are close by, including Clapton Overground Station and Hackney Central and Hackney Downs stations, offering fast access into the City and beyond. The property also falls within the catchment area for several highly regarded local schools.

This is a rare opportunity to acquire a substantial home with fantastic potential in one of East London's most in-demand neighbourhoods. Early viewing is highly recommended.



## Directions

Directly off Lower Clapton Road (A107), moments from Clapton Pond.

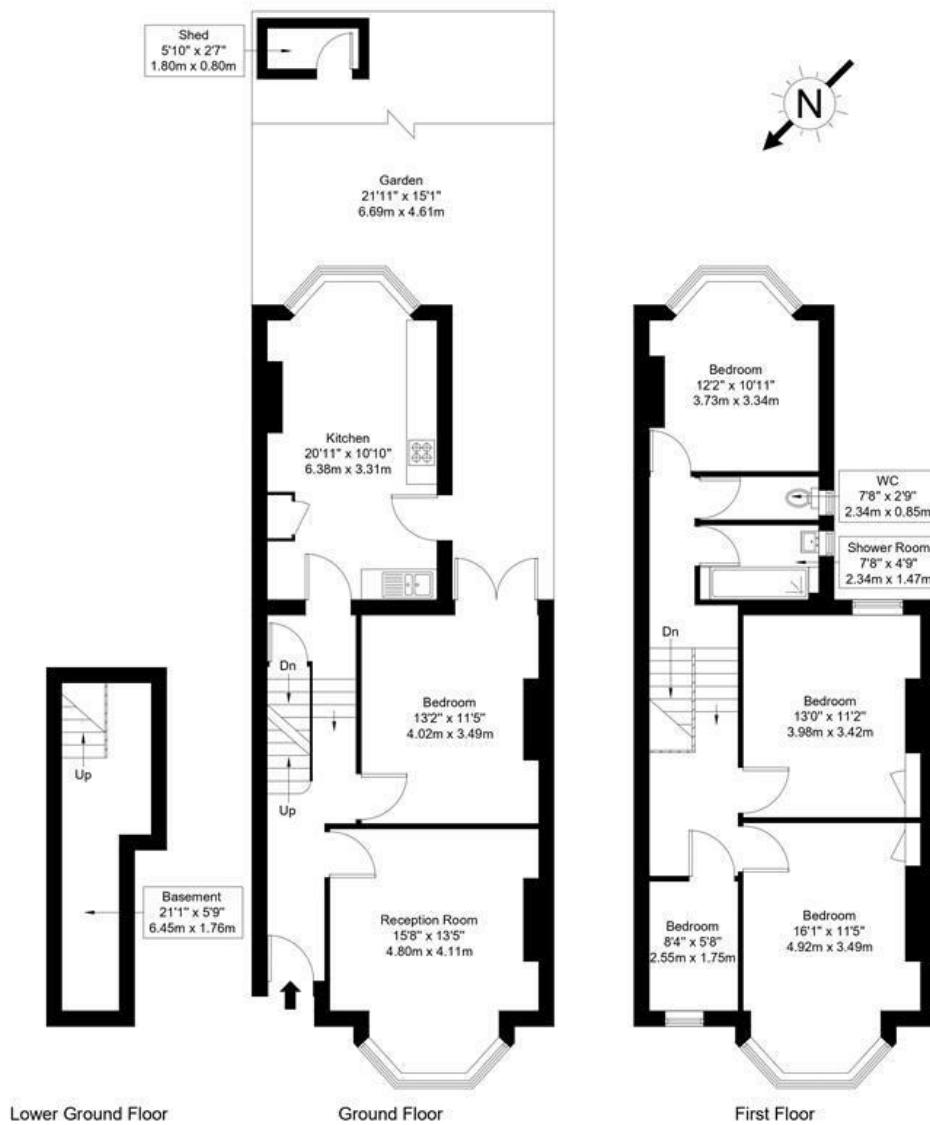


# Mildenhall Road, E5 0RU

Approx Gross Internal Area = 138.2 sq m / 1488 sq ft

Shed = 1.4 sq m / 15 sq ft

Total = 139.6 sq m / 1503 sq ft



Ref :

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**B L E U  
P L A N**

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. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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