



## Dunlace Road, E5

£1,500,000

A five bedroom Victorian terrace in a prime Lower Clapton location with a south facing garden and cellar. Measuring over 1,800 sq ft this home is offered to the market for the first time in over 50 years. There is potential extend and carry out a side return and loft extension, subject to planning.

Dunlace Road is a quiet residential street 500ft from the ever popular Chatsworth Road and it's many eateries, shops and Sunday Market. The green spaces of Millfields Park, Hackney Downs Park and the Hackney Marshes are all within walking distance and Hackney Central and Homerton Overground Stations are both less than a mile away offering easy access to the rest of London. The property sits within the catchment area of many Outstanding primary and secondary schools.

### Features

- Victorian Terrace
- Five Double Bedrooms
- Two Bathrooms
- Potential To Extend, STPP
- South Facing Garden
- Cellar



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The ground floor consists of a double reception room with feature fireplace, high ceilings & bay window. The kitchen has been extended with a pantry and accessible family bathroom. Access to the south facing garden is from the kitchen and there is a cellar useful for storage.

Across the top two floors are five double bedrooms, family bathroom and separate W/C. Neighbouring homes have extended offering the potential for a further two bedrooms.



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Total Area (approx.): 168.8 sq. m (1816.9 sq. ft)

(Including Cellar)

Terrace Total (approx.): 12.5 sq. m (134.5 sq. ft)