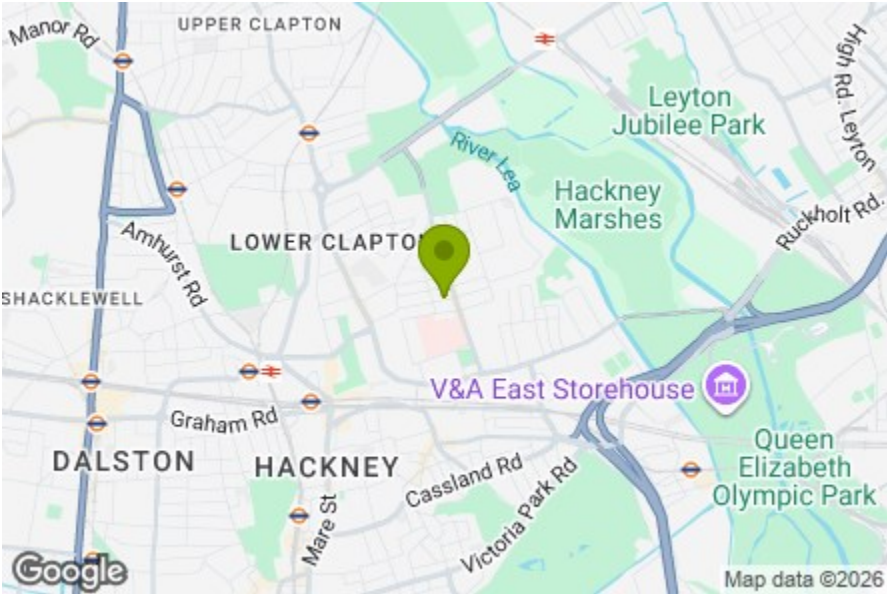




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



DUNLACE ROAD, HACKNEY

Offers In Excess Of £1,250,000 Freehold
4 Bed House



Features:

- Four Bedroom Victorian House
- Arranged Over Three Floors
- Private Garden
- Outbuilding
- Just off Chatsworth Road
- Development Potential

Set on a quiet residential street just off Chatsworth Road, this substantial four-bedroom Victorian house is arranged over three floors, with two reception rooms, a private garden, an outbuilding and scope to make it your own over time, subject to the usual permissions. Homerton University Hospital, several local schools and Wentworth Nursery School are all nearby, while the cafés, restaurants and shops of Lower Clapton are within easy reach.

REQUEST A VIEWING
0208 520 3077

E11, E7, E12 & E15
hello11@stowbrothers.com
0203 397 2222

E4 & N17
hello4@stowbrothers.com
0203 369 6444

E17 & E10
hello17@stowbrothers.com
0203 397 9797

E18 & IG8
hello18@stowbrothers.com
0203 369 1818

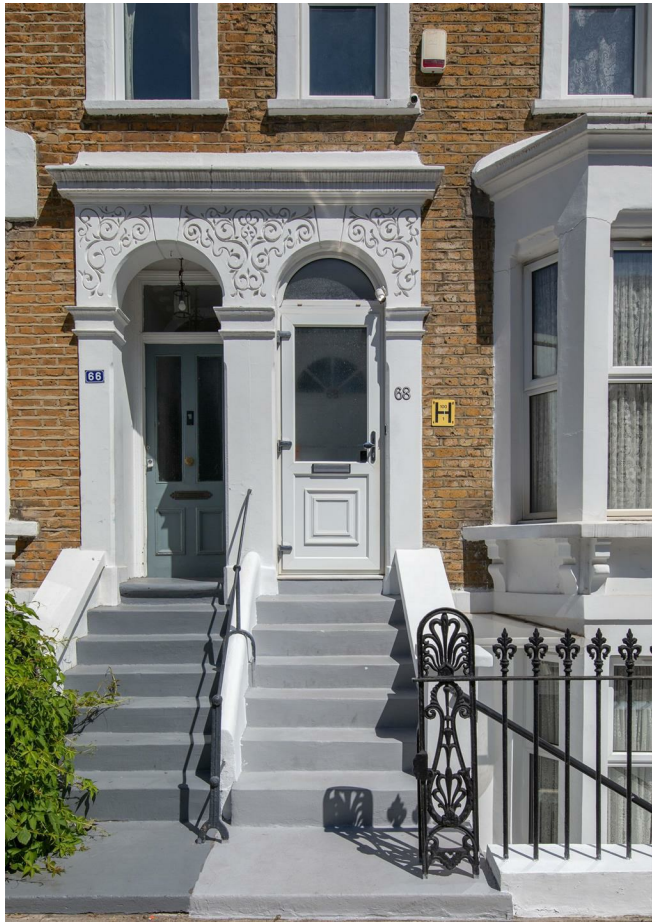
E8, E9, E5, N16, E3 & E2
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IF YOU LIVED HERE...

The ground floor begins with a bay-fronted reception room, followed by a second reception that could be adapted around family life, entertaining or working from home. The kitchen sits at the rear, with direct access to the garden and an adjoining bathroom. Beyond the garden, the separate outbuilding offers useful additional room for storage, a studio or workspace.

The first floor has two well-proportioned bedrooms, including a generous bay-fronted main bedroom. At the rear, a second kitchen opens onto the roof terrace, while a separate WC sits off the landing. The second floor provides two further bedrooms, built-in storage and an additional shower off the landing, giving the upper part of the house useful flexibility.

With four bedrooms arranged across the upper floors, the current layout offers plenty of room to adapt as needs change. Families are also well placed for nearby schools including Millfields Community School and Daubeney Primary School, as well as

Wentworth Nursery School, while Homerton University Hospital is close by.

WHAT ELSE?

- Chatsworth Road is just around the corner, with neighbourhood favourites including L'Epicerie 56, The Elderfield and Ramen Café Men, alongside the regular Sunday market.
- Millfields Park, Hackney Marshes and the River Lea are all within easy reach for walks, running routes, sport and time outdoors.
- Clapton Overground provides direct services to Liverpool Street, while Homerton University Hospital, local primary schools and nursery provision are all close at hand.



A WORD FROM THE EXPERT.....

"I feel right at home living in Hackney, even though I am originally from Greece. You can be yourself, wear what you like and always feel welcome. The multicultural spirit shines through in the cafés, restaurants, shops and bars. From specialty coffee and Michelin star dining to parks and art galleries, Hackney has something for everyone. Weekends at Victoria Park or Broadway Market are full of community energy, great food and local makers. The marshes are ideal for dog walks, and nearby you can stop by the Princess of Wales for a Sunday roast, Here East for brunch or Crate Brewery for pizza and a local beer. Homes range from Victorian and Georgian houses to red brick local authority blocks and modern developments with shared roof terraces. I have truly found my place in Hackney, and it holds a special spot in my heart".

EVA BOUZAKI
HACKNEY BRANCH MANAGER

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