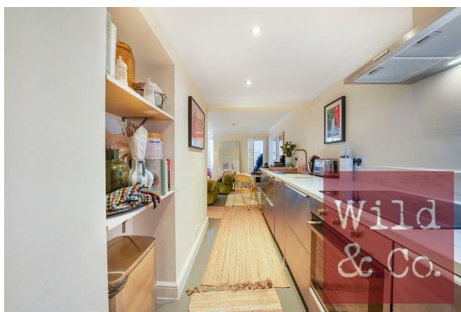


Wild & Co.

wildandco.uk



Dunlace Road, E5 0NE

NOW UNDER OFFER - ANOTHER REQUIRED!

An exceptionally well presented period conversion with it's own rear garden. Located in the very sought after and popular Clapton Park (Lower Clapton) area. Local shops can be found on both Lower Clapton Road and Chatsworth Road with a myriad of independant retailers, restaurants, bistros and bars, as well as the ever trendy Sunday market.

There are numerous bus routes on your "door step" with in a few minutes walking distance to Homerton, Hackney Central and Hackney Downs Stations (city links).

Comprising:- Own front door leading into lobby area. Well proportioned living room with semi open plan kitchen. Large double bedroom with direct access to rear garden. Fully tiled bathroom suite. Extremely well priced this is an opportunity not to be missed.

Offers In Excess Of £400,000 | Leasehold

Dunlace Road, E5 0NE



- Period conversion
- Walking distance of Homerton, Hackney Central & Hackney Downs Stations
- Semi open plan fitted kitchen
- Early viewing recommended!
- Rear garden
- Own front door
- Double bedroom with door to garden
- Sought-after road, moments from Chatsworth Rd & Lower Clapton Road
- Well proportioned lounge
- Ideal first-time purchase

Full Description

Wild & Co. are pleased to offer for sale this: double bedroom period conversion with rear garden.

Situated on this residential sought-after road, moments from the ever popular Chatsworth Rd offering many local shops, cafes, and restaurants as well as the Sunday market. Walking distance of Homerton, Hackney Central and Hackney Downs Stations (city links).

Benefiting from: own front door, double bedroom with door to garden, open plan lounge with bay window to front, fitted kitchen and bathroom, own section of rear garden.

Ideal first-time purchase – early viewing recommended!

Entrance: via front gate and stairs to lower ground floor and own front door, leading to:

Hallway: tiled flooring, wall lighting, under stairs storage cupboard, doors to:

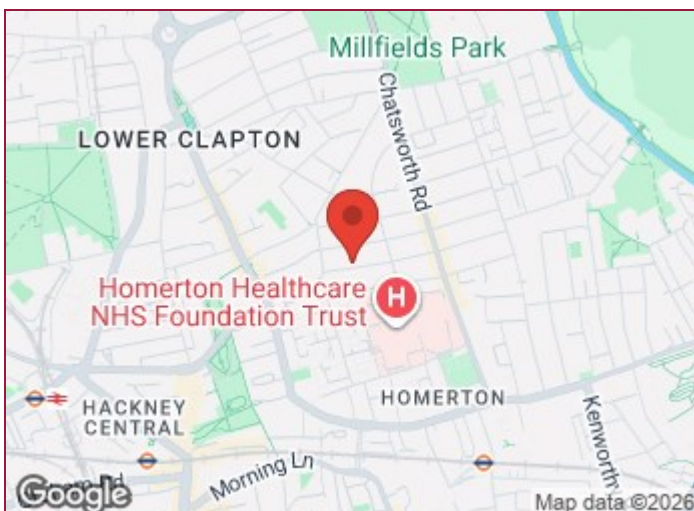
Lounge: wood laminated flooring, radiator, bay with sash windows to front.

Fitted kitchen: comprising of base mounted units with wooden worktop surfaces, shelves, integrated fridge/freezer, built in stainless steel electric oven with gas hob, washing machine, wood laminated flooring, spotlights.

Bathroom/WC: comprising of bath tub, low flush WC, wash hand basin with mixer tap, fully tiled walls and flooring, radiator, spotlights and window to rear.

Bedroom: carpeted flooring, radiator, fitted shevels, fitted wardrobe, window to rear, door leading to:

Rear garden: stairs leading to courtyard garden, fully paved, outside light.



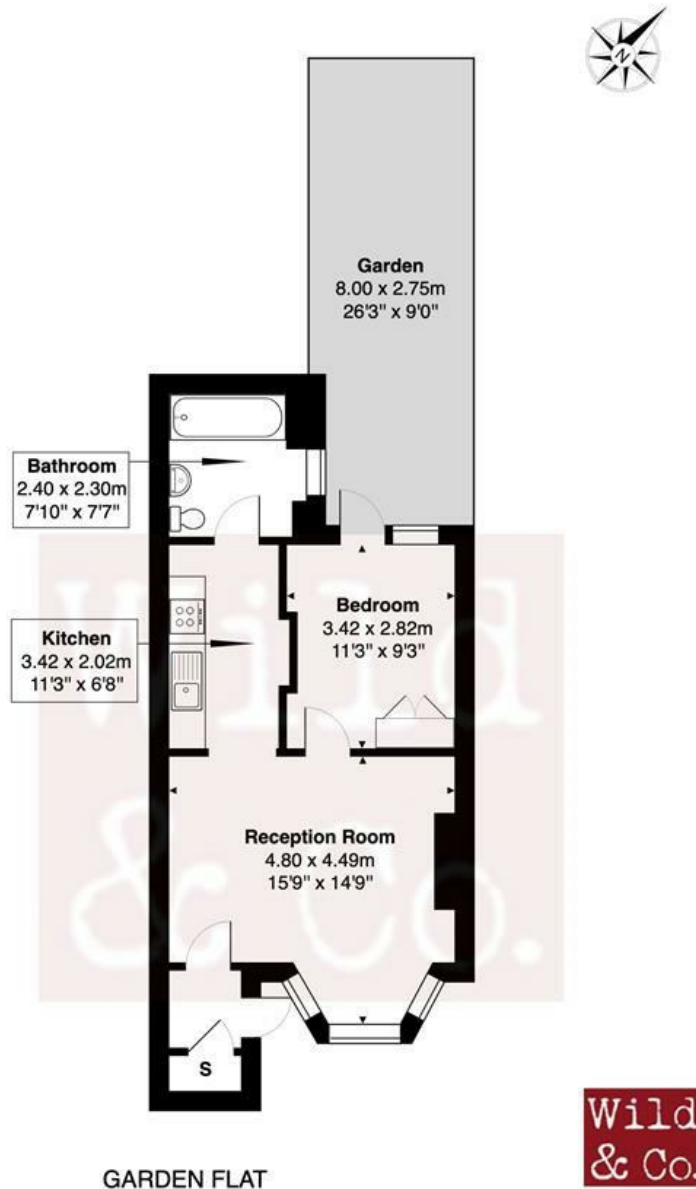
Directions

Off Median Road, leading to Chatsworth Road.



Dunlace Road- E5

Approximate Gross Internal Area 45.0 m² ... 484 ft² (excluding garden)



This Plan is for illustration purpose only and used as general indication of the proposed layout of the property. Dimensions are maximum and approximate and may vary.

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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	71	76

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

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