LOVE
LIVING



91 Mildenhall Road, London, E5 0RY

£1,225,000

3 2 1 D



91 Mildenhall Road

London, E5 0RY

£1,225,000



- Three-bedroom Victorian end-of-terrace home
- Additional living room leading to conservatory and shower room
- Extended rear garden
- Millfields park close by
- Open-plan living and kitchen area with bay windows
- Spacious cellar offering storage or potential use
- Close to Chatsworth Road
- Excellent school catchment

The Home -

This three-bedroom Victorian end-of-terrace house sits on one of Lower Clapton's most sought after roads, just a short walk from Millfields Park and the bustle of Chatsworth Road. The house is full of natural light, with well proportioned rooms across three floors and a spacious garden at the back. It's a home that offers space to live comfortably, with everything the area is loved for, good food, green spaces, and quick city links right on the doorstep.





The Indoors

The front door opens into a hallway and to the left is a bright open-plan living and kitchen space. The bay windows at the front bring in plenty of light, and there's an easy flow between the cooking and sitting areas, making it a relaxed everyday space. From here, a doorway leads back to the hallway and into a second living room quieter and more enclosed which then connects to the conservatory. This part of the house also includes a shower room, handy for guests or after time in the garden. On the lower ground floor, there's a large cellar offering plenty of storage or potential for conversion, depending on how you want to use the space.

Upstairs, the first floor has two double bedrooms. The front one is especially bright thanks to its bay windows, and both have room for fitted wardrobes. A few steps up, the main bathroom sits alongside a third bedroom, which could work well as a guest room or study.
The top floor holds the loft room with a calm, roomy space ideal for a king-sized bed and built-in storage. It sits apart from the rest of the house, giving it a bit of privacy and quiet.

The Outdoors



The conservatory opens onto a spacious garden, framed by established planting, including a cherry tree, two pear trees, and an apple tree. There’s plenty of room for outdoor seating, a vegetable patch, or a play area. It’s a simple, open space that catches the light and works well for both quiet mornings and weekend gatherings.

Loving The Location

Mildenhall Road is set on one of Lower Clapton's most loved and picturesque streets. Just moments from the open green spaces of Millfields Park and the lively energy of Chatsworth Road, where you'll find independent shops, cafes, and a fantastic Sunday food market. Local favourites like Ramen café Men, Stone Bros coffee, and the legendary P. Franco wine bar are all nearby, alongside destination spots like The Castle Cinema and Blok Gym. For foodies, Casey is just up the road and a cherished local gem.

Families will appreciate the area’s strong education offering, Mildenhall Road sits in the catchment for excellent schools including Rushmore Primary, Millfields Community School, and Clapton Girls Academy. Commuting is seamless, with Clapton Overground and Hackney Downs Stations providing direct links into Liverpool Street in under 10 minutes, and Hackney Central connecting easily to Stratford and Highbury & Islington.







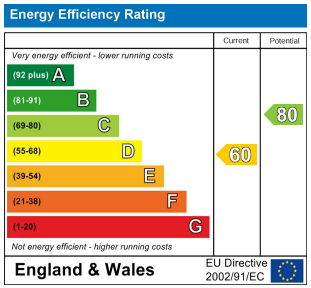
Floor Plans



Location Map



Energy Performance Graph



Viewing

Please contact our Love Living Office on 0203 005 2600 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

Studio 74, Containerville 1 Emma Street, London, E2 9DT
Tel: 0203 005 2600 Email: hello@loveliving.uk https://www.loveliving.uk