

LOVE LIVING



12 Mildenhall Road, London, E5 0RU

Offers in excess of £1,750,000



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12 Mildenhall Road

London, E5 0RU

- Substantial Victorian family home extending to approximately 3,631sq ft
- Self-contained annexe with kitchen, bathroom and mezzanine bedroom
- Large mature rear garden with established planting
- Lower ground floor offering excellent guest or multigenerational accommodation
- Seven bedrooms across four floors
- Outstanding rear family room with full-width sliding doors
- Beautiful original fireplaces, cornicing and stained-glass sash windows
- Moments from Chatsworth Road, Millfields Park and the River Lea

The Home -

Occupying an impressive position on one of Lower Clapton's most sought-after residential streets, this substantial Victorian house extends to over 3,600 sq ft, including a self-contained garden annexe, creating an exceptional family home with remarkable flexibility.

Behind its elegant façade, beautifully proportioned Victorian rooms unfold across four floors, where original architectural details sit alongside expansive contemporary living spaces created through a thoughtfully designed rear extension. The result is a home that offers immediate comfort while presenting an exciting opportunity for a new owner to personalise and elevate over time.

A generous rear garden, self-contained annexe and an abundance of versatile accommodation make this a rare opportunity in the heart of E5.



The Indoors

The house immediately showcases the scale synonymous with late Victorian architecture. High ceilings, original cornicing, decorative fireplaces and wide bay windows provide elegant proportions throughout the principal rooms, while natural light pours through large stained-glass sash windows to the front of the house.

The formal reception room is beautifully proportioned, centred around an original fireplace and broad bay window overlooking the tree-lined street, creating a calm and welcoming everyday living space.

To the rear, the home opens into an expansive family room that flows effortlessly into the dining area and kitchen. Stretching almost the full length of the property, this impressive space has been designed around family life, with oversized sliding doors framing the garden and allowing inside and outside to connect seamlessly throughout the warmer months.

The kitchen offers extensive cabinetry, generous worktop space and room for multiple cooks, while remaining connected to both the dining space and family room. Beyond, a bright additional family area provides an ideal children's playroom, reading room or informal snug.

The lower ground floor offers further flexibility with its own reception room, bedroom and shower room, making it equally suited to guest accommodation, independent family living or a dedicated work-from-home suite.

Across the upper floors are six further bedrooms, each enjoying excellent proportions and natural light. The principal bedroom retains its original fireplace, impressive ceiling height and bay window, while the loft conversion provides a wonderfully spacious top-floor retreat with en-suite bathroom and far-reaching rooftop views.

Throughout the house, the accommodation offers an ideal balance between beautifully preserved Victorian character and exciting potential for cosmetic enhancement, allowing the next owner to create something truly special.

The Outdoors



Large sliding doors open onto a wonderfully established rear garden where mature trees, fruit planting and established borders create an unusually private setting. The garden feels wonderfully green and enclosed, with generous paved terraces providing plenty of space for entertaining, outdoor dining and family life.

At the far end of the garden sits a substantial detached annexe extending to almost 700 sq ft. Complete with its own kitchen, bathroom, mezzanine bedroom and independent access, it offers exceptional flexibility as guest accommodation, multigenerational living, a home office, studio or income-generating opportunity.

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, The Dusty Knuckle bakery is a cherished local gem.

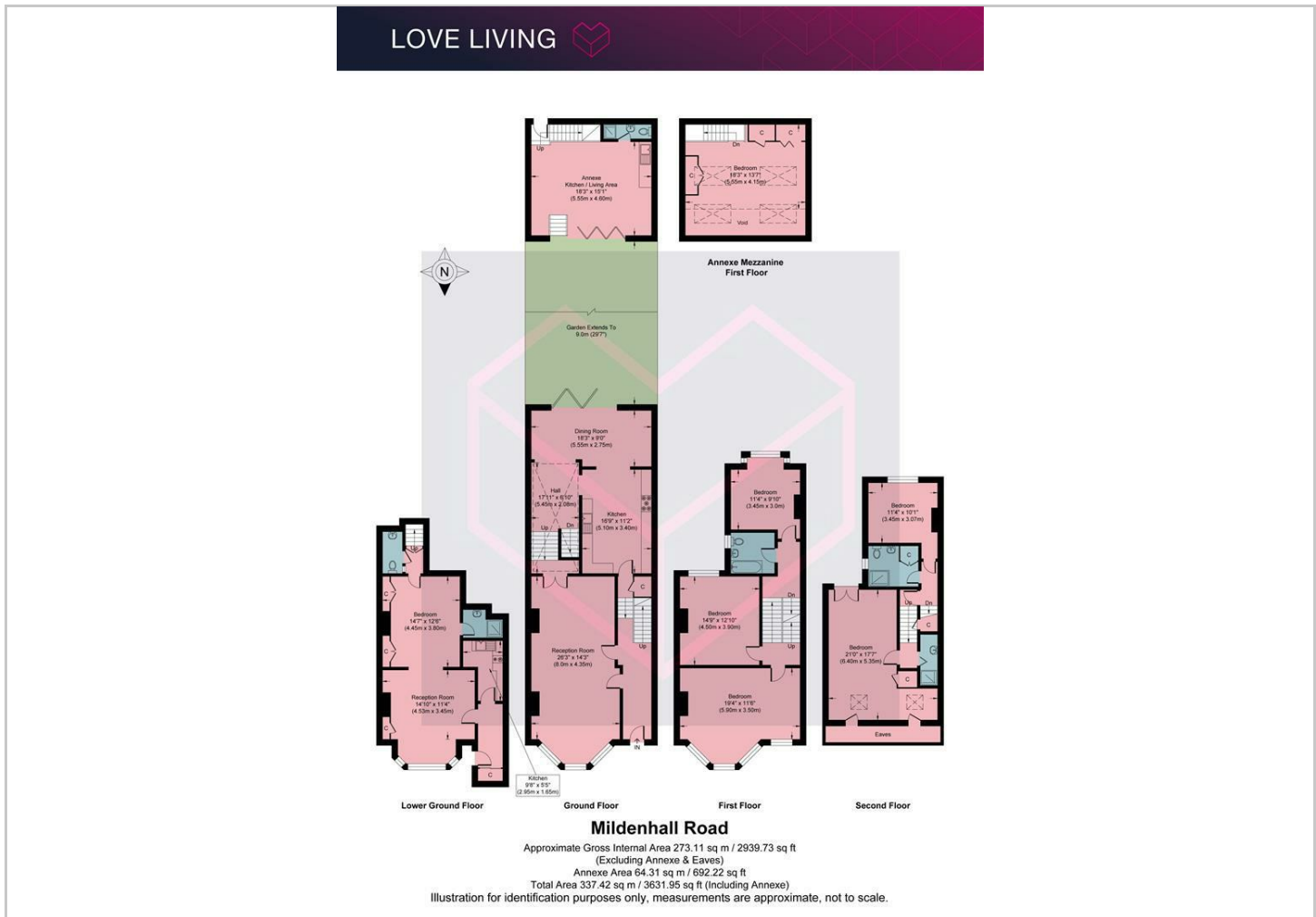
Families will appreciate the area's strong education offering, Mildenhall Road sits in the catchment for excellent schools including Rosemary Works nursery, Rushmore Primary, Millfields Community School, and Clapton Girls Academy.

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

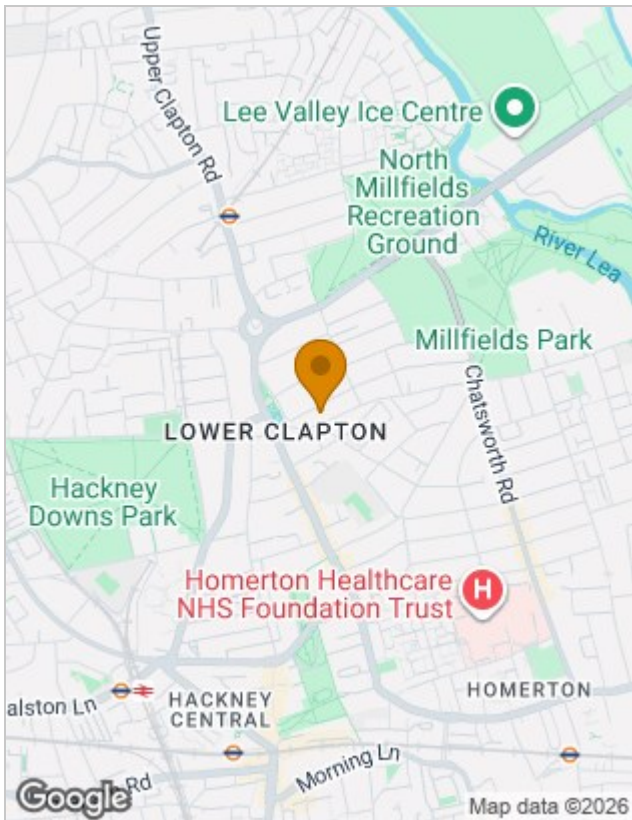


Viewing

Please contact our Love Living Hackney 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.

Location Map



Energy Performance Graph

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