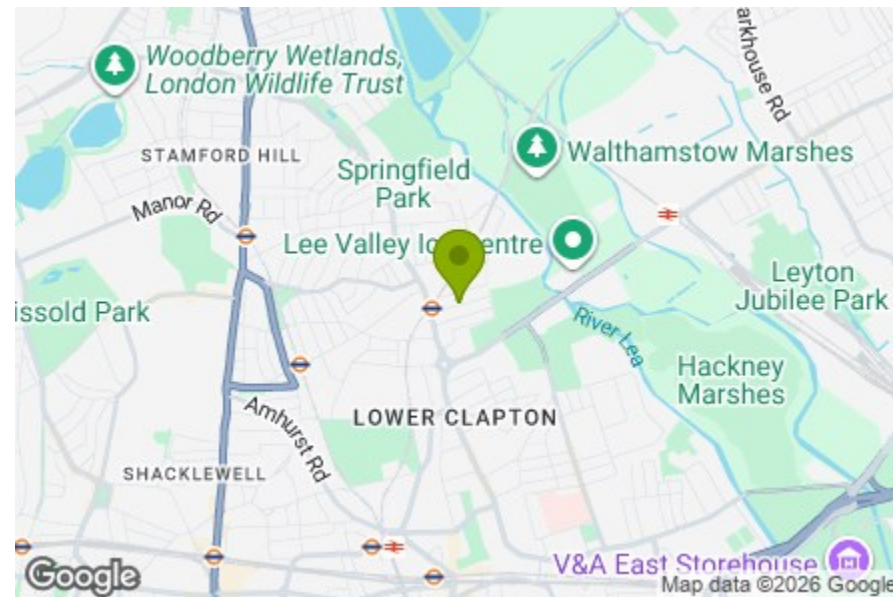




Total Area (Including Eaves Storage) 164.8 sq ft - 1775 sq ft
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

- Reception
14'0" x 15'1"
- Kitchen
13'11" x 10'9"
- Reception
11'10" x 16'2"
- Bedroom
11'11" x 13'2"
- WC
- Bedroom
10'11" x 10'9"
- Bedroom
14'10" x 15'5"
- Bathroom
3'10" x 12'1"
- Bedroom
11'3" x 11'3"
- Storage
- Bedroom
11'5" x 14'5"
- Kitchen
3'9" x 9'1"
- Utility
3'9" x 11'5"
- Ensuite



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		70	81
		EU Directive 2002/91/EC	



GUNTON ROAD, HACKNEY

Price £1,350,000 Freehold
5 Bed House



Features:

- Five Bedroom House
- Two Bathrooms and a WC
- Arranged Over Four Floors
- Large Private Garden
- Second Entrance in the Lower Ground Floor
- Moments Away from Millfields Park
- Moments Away from Clapton Station

This impressive five-bedroom home is arranged over four expansive floors, providing a wealth of space and versatility for modern family life. Two bathrooms and an additional WC ensure comfort and practicality, while the layout flows with ease across each level. A large private garden extends the living area outdoors, offering plenty of room for entertaining, play or peaceful retreat. With Clapton Station only moments away for swift journeys into the city, and Millfields Park close by for green open space, the setting blends convenience with a wonderful sense of balance.

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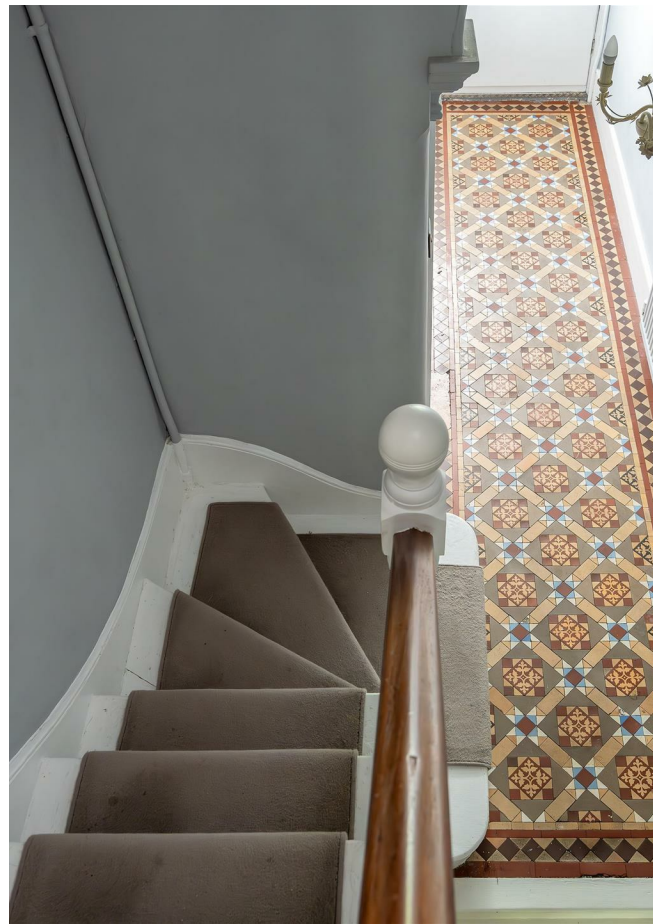
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IF YOU LIVED HERE...

A striking blue façade with double bay windows gives this home real presence, while steps lead up to the entrance where mature greenery softens the frontage and creates a welcoming first impression. Inside, the hallway sets the tone with original patterned tiles and a sweeping staircase, its balustrade lending a graceful touch beneath the natural light. The front reception is a generous and elegant space, its tall bay windows filling the interior with daylight, complemented by cornicing and a striking fireplace. To the rear, another reception enjoys a glazed door framed by tall windows opening to the outdoor space, making it ideal for dining or entertaining. The kitchen continues the sense of character with deep blue cabinetry, light worktops, and a door connecting directly to the outside. Beyond, the green retreat offers a paved terrace with raised planting, mature trees providing privacy, and a decked seating area perfect for gatherings. On the first floor, the principal bedroom is a calm retreat with a fireplace, wooden floorboards, and tall bay windows. Two further bedrooms provide bright interiors, one enjoying leafy outlooks, the other with a simple, versatile finish. A bathroom features crisp white surfaces, softly toned flooring, and a bath with overhead rainshower, while a separate WC completes this level. Here, the loft presents a quiet hideaway, with neutral décor, wooden flooring,

and a skylit landing leading to a spacious bedroom and useful eaves storage. On the lower ground, a further bedroom with glazed door to the front is accompanied by its own ensuite, a practical utility room, and a fresh, modern kitchen, adding flexibility to this beautifully balanced home. Set in a lively part of Hackney, the neighbourhood offers a vibrant mix of food, culture and green spaces. Just minutes away you'll find the Tram Store, a welcoming café and restaurant, and the Crooked Billet, a much-loved pub with a friendly atmosphere. Dining options are exceptional, with Mambow, recently named Time Out's best restaurant in London, within easy reach, while Palaette offers a more relaxed spot a little further afield. For outdoor escapes, Millfields Park provides playgrounds and wide open lawns, Hackney Downs is perfect for weekend strolls, and the expansive marshes of Hackney and Walthamstow invite long walks in nature. Cultural highlights include the striking Round Chapel, while families benefit from plenty of excellent schools nearby, including Southwold Primary, rated Outstanding, just six minutes away. **WHAT ELSE?** Clapton Station is just three minutes away, providing swift links into central London. The area is also well served by buses, reaching neighbouring spots such as Dalston, Stoke Newington and Walthamstow. With excellent connections on your doorstep, both daily commutes and weekend outings are simple and convenient.



A WORD FROM THE EXPERT...

I feel right at home living in Hackney, although I'm originally from Greece. You can be anyone, wear whatever you like and always feel welcome. The multiculturalism here comes across in the diversity of the cafés, restaurants, shops and bars. From speciality coffee shops and Michelin star restaurants to beautiful parks and art galleries, Hackney has something for everyone. Weekends at Victoria Park or Broadway market are filled with great community energy, international delicacies and local artisan creations. For dog lovers, the marshes are beautiful for afternoon and weekend walks with your four-legged friends. And while you're there, you can stop by the river Lea at the Princess of Wales for a Sunday roast, Here East for brunch, or Crate Brewery for pizza and a local beer. Properties in the area vary from characterful Victorian and Georgian houses to charming local authority red-brick blocks and beautifully designed modern developments with communal roof terraces. I have found my home in Hackney and it holds a very special place in my heart.

EVA BOUZAKI
HACKNEY BRANCH MANAGER

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