

Total Area (Excluding Garage): 243.6 m² ... 2622 ft²

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
12'11" x 14'4"

Reception
11'2" x 16'8"

Reception
12'9" x 14'4"

Reception
14'3" x 15'5"

Kitchen/Diner
10'9" x 12'8"

Kitchen
6'10" x 8'1"

Bedroom
15'0" x 15'5"

Bedroom
19'0" x 15'5"

Bedroom
12'11" x 14'4"

Bedroom
11'2" x 12'1"

Bedroom
11'1" x 9'10"

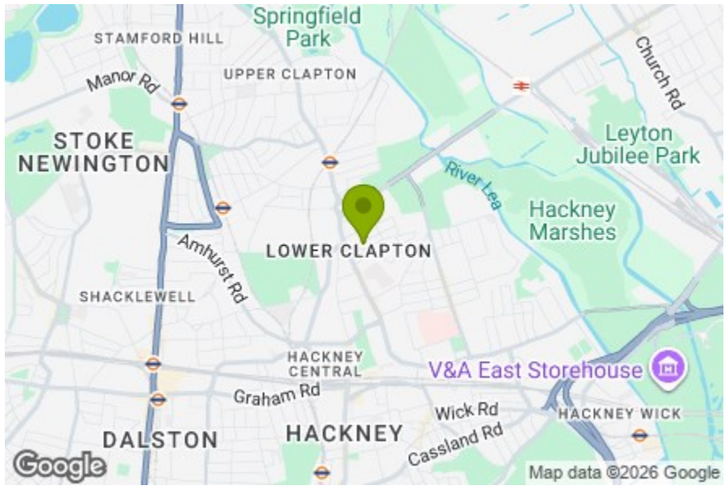
Study
8'1" x 6'6"

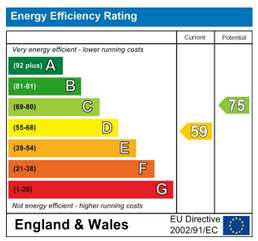
Utility
6'10" x 6'10"

Bathroom
5'5" x 8'4"

Bathroom
6'10" x 6'4"

Shower Room
6'10" x 4'5"





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MILDENHALL ROAD, CLAPTON

Offers In Excess Of £1,550,000 Freehold

5 Bed House - Terraced

Features:

- Five Bedroom House
- Four Reception Rooms
- Three Bathrooms
- Over 2600 sq.ft
- Garage
- Arranged Over Five Floors
- Development Opportunity
- South Facing Garden

A substantial five-bedroom house on Mildenhall Road, arranged across five floors with over 2,600 sq ft of internal space, a garage and a south-facing garden. Set in a well-loved Hackney pocket, you'll be close to Lower Clapton, Hackney Downs and the independent cafés, pubs and green spaces that make this part of E5 so easy to enjoy.

REQUEST A VIEWING
0208 520 3077















IF YOU LIVED HERE...

There's a wonderful sense of scale throughout, with four reception rooms giving the home real flexibility for family life, entertaining, working from home or future reconfiguration. The raised ground floor is arranged with two generous reception rooms, including a bay-fronted front room, while the rear reception leads through to the kitchen/diner, lean-to and utility space beyond.

The lower ground floor adds further depth, with another reception room, a separate kitchen, bedroom and bathroom, creating useful self-contained potential or extra room for guests, older children or multi-generational living. Across the upper floors, the bedrooms are well proportioned, with two on the first floor, another bedroom on the half landing, and a further bedroom and study on the second floor. Four bathrooms are arranged throughout the house, supporting the scale and flexibility of the layout.

To the rear, the south-facing garden measures approximately 7.15m x 6m, offering a private outdoor space to enjoy in warmer months. The separate garage is another rare bonus, while the overall footprint offers clear development opportunity, subject to the necessary permissions.

WHAT ELSE?

- Chatsworth Road is close by for independent cafés, restaurants, shops and Sunday market browsing.

- Clapton and Hackney Central are both within reach, offering useful Overground connections and plenty of neighbourhood favourites.



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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