

A photograph of a living room. On the left, a large green wall features a fireplace with a white surround and a large arched mirror above it. To the right of the fireplace is a dark wood cabinet. A bay window with white curtains and olive green drapes is on the right wall. The room is furnished with a tan sofa, a round orange armchair with blue cushions, and a green sofa. A white coffee table with wooden legs holds a vase of red tulips. A wicker pendant light hangs from the ceiling. A framed picture of a cityscape is on the left wall. The 'Castles' logo is in the top right corner.

Castles

£1,550,000 Freehold  
Dunlace Road  
London, E5 0NF

Castles

## PROPERTY SUMMARY

Castles Hackney are pleased to bring to market this substantial five double bedroom period house offering generous proportions, character and excellent future potential, ideally positioned on the ever-popular Dunlace Road, E5. Presented in good condition throughout, the property features a bright and spacious through lounge, a rear ground floor extension enhancing the living space, an additional ground floor WC, two bathrooms and a useful cellar providing storage and scope for further use. The home also benefits from a private south-facing rear garden and an un-demised terrace, adding to its versatility. There remains exciting potential to extend further into both the loft and cellar, subject to the usual planning permissions, allowing an incoming purchaser to grow into the property over time.

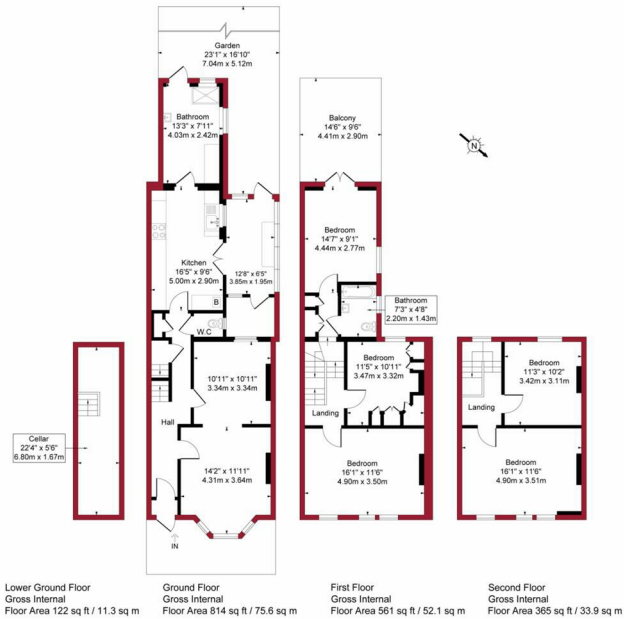
Dunlace Road is a highly sought-after residential turning, perfectly placed within touching distance of the vibrant Chatsworth Road with its array of independent cafés, restaurants and local shops. Excellent transport links are close by, with Hackney Central and Homerton Stations both within easy walking distance, along with numerous bus routes via Mare Street offering swift access across London. The property is also ideally positioned for families, with a selection of well-regarded local primary and secondary schools nearby. Green open spaces including Milfields Park and Mabley Green are just a short stroll away, providing the perfect balance of city living and outdoor lifestyle.





Dunlace Road, London, E5

Approximate Gross Internal Area = 1862 sq ft / 172.9 sq m (Include Cellar)



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



### Transport

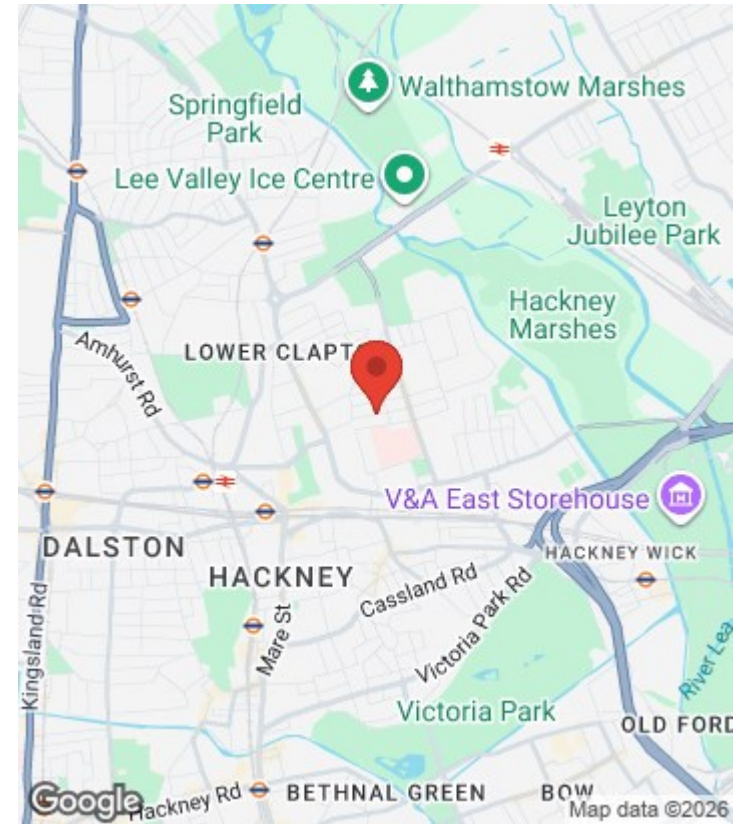
The area is served well through a network of local bus routes and train services. (Hackney Downs Main Line Station into Liverpool Street and Homerton & Hackney Central Stations on the North London Line

### Shopping And Leisure

A diverse selection of shops, restaurants, bars and cafés accompanied by an array of local heritage sites, theatres and recreational facilities can be sourced locally.

### Directions to the office

If you are visiting the office by car you will find parking in the side roads off Lower Clapton Road or pay & Display directly outside our office in Median Road. (Turn into Powerscroft Road(one-way) and right again into Median Road).



House

Freehold

**Council:** Hackney

**Council Tax Band:** E

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



### OFFICE ADDRESS

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### OFFICE DETAILS

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