



**Dunlace Road, E5 0ND**

£485,000

Leasehold

**Castles**



## Dunlace Road, E5 0ND

Castles of Hackney are pleased to offer this charming converted one bedroom apartment located on the ground floor of this Victorian house which beautifully blends historic character and modern amenities. Also featuring contemporary fixtures and fittings, wooden flooring, large sash windows, a reception room with high ceilings, bespoke eat in kitchen, a modern family bathroom and further benefitting from access to a private rear garden and a cellar for additional storage. Located in a desirable area, this property is just moments from Chatsworth Road, known for its eclectic mix of shops, restaurants, and bars. The property also benefits from excellent transport links via Clapton and Homerton Overground Stations, along with several nearby bus services, providing easy access to The City and the West End. Additionally, the property is within walking distance of the open spaces of Millfields Park and the canal leading into the picturesque greenery of the marshes. Being sold on a chain free basis.

*Tenure - Leasehold  
Tenure Arrangement - 112 years Approx.  
Service Charge - £900.00 pa  
Ground Rent - £250.00 pa  
Council Tax - B £120.00p  
EPC - D 63, 76*

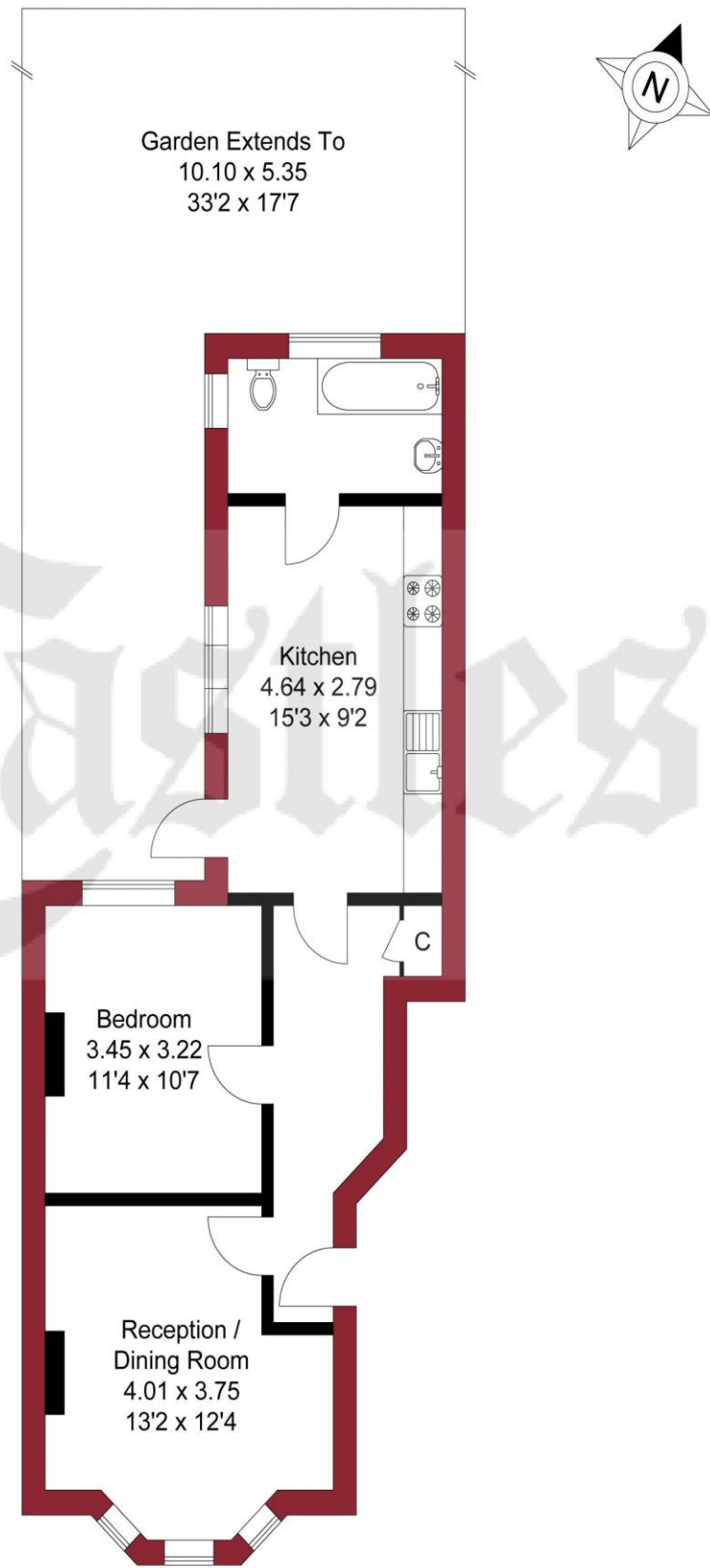
**£485,000 Leasehold**

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020 8985 0106  
hackney@castles.london



APPROXIMATE GROSS INTERNAL AREA 48.31 sqm / 520.0 sqft



GROUND FLOOR

THIS PLAN IS FOR ILLUSTRATION ONLY AND MAY NOT BE REPRESENTATIVE OF THE PROPERTY

### An overview of the area

A socially diverse and vibrantly multicultural area bounded by the open green spaces of Hackney Downs to the West, Lea Valley park to the East and the conservation area of Clapton ponds to the North. The area boasts an array of period properties combined with modern apartment buildings.

With its diverse independent retailers in Chatsworth Road and the 'ever popular' high street shopping facilities of Mare Street, accompanied with local schools and transport facilities ensures that Lower Clapton remains a desirable area to reside.

### Transport

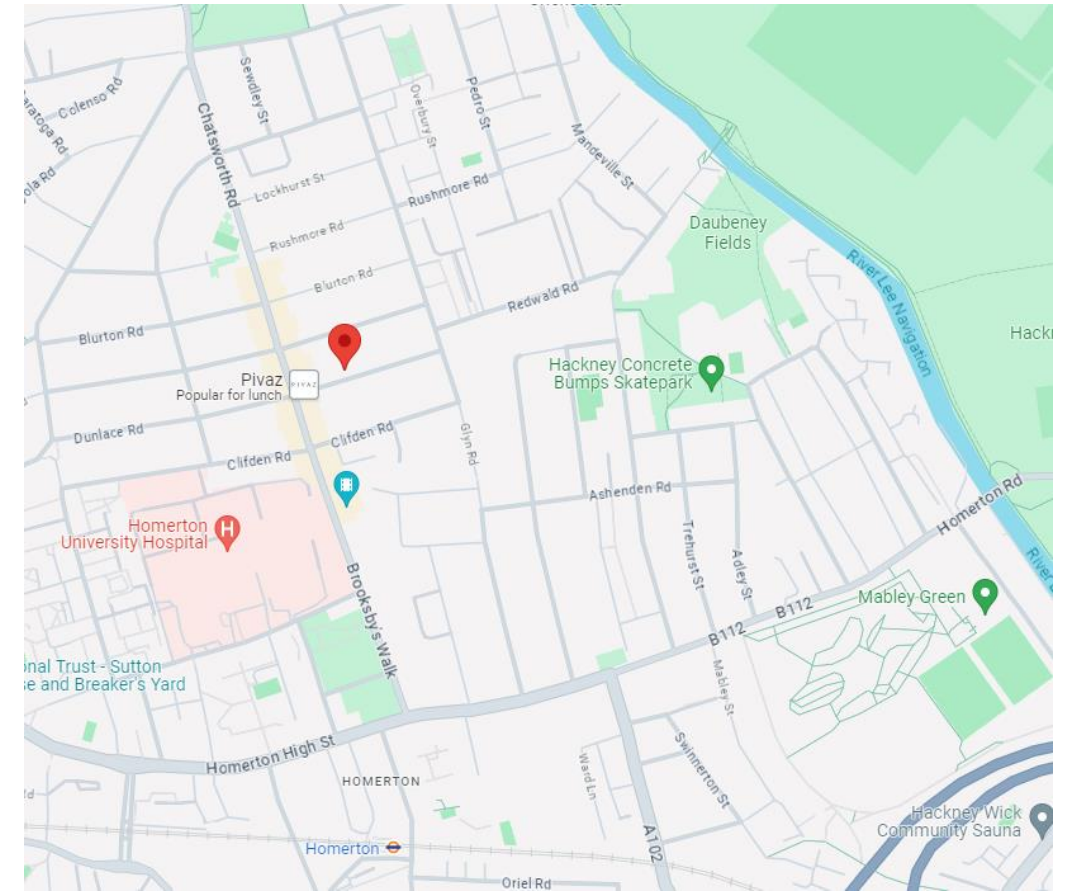
The area is served well through a network of local bus routes and train services. (Hackney Downs Main Line Station into Liverpool Street and Homerton & Hackney Central Stations on the North London Line

### 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).



44 Lower Clapton Road  
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