



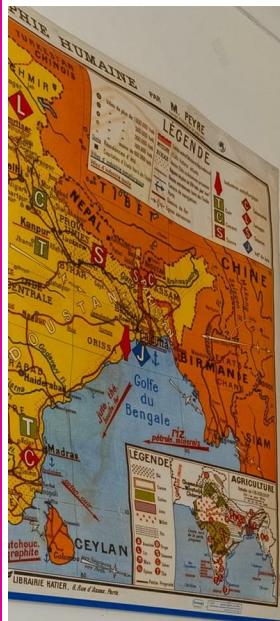
LOVE LIVING  
HACKNEY



52 Dunlace Road, London, E5 0NE

£1,200,000





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# 52 Dunlace Road

London, E5 0NE

- Four bedroom Victorian house
- Newly fitted triple glazed sash windows
- Basement
- Prime location
- Potential to extend (Subject to the usual planning consents)
- Original fireplaces
- Recently installed boiler
- Utility room with garden access
- Accessible transport links
- End of terrace

## The Home -

Located on Dunlace Road - one of Lower Clapton's most sought-after streets, this end of terrace Victorian house is arranged across multiple levels, it has high ceilings, timber floorboards, and original fireplaces give a strong sense of its 19th-century heritage, while considered improvements from new triple glazed sash windows to a recently fitted boiler, bring ease to everyday living. The layout is versatile, with rooms that can adapt to changing needs, whether for quiet retreat, lively gathering, or working from home, it offers a great opportunity for a new owner to put their own stamp on the house. The neighbourhood has the feel of a true community, with family friendly streets, welcoming neighbours, and a wealth of independent cafés, restaurants, and food shops nearby thanks to the famous Chatsworth Road which is moments away. The house sits in the catchment area for Rushmore Primary school. Green parks and nature reserves lie within walking distance, and excellent transport links make central London quickly accessible.



## The Indoors

The hallway sets the atmosphere and leads into the reception room and kitchen on the right. Large sash windows fill the room with daylight and original wooden floors are underfoot. A few steps down is the utility room, with plenty of space for coats and laundry and a door opening directly onto the garden, further below, the basement offers scope for storage and extension (subject to planning consents) The first floor is currently arranged with the main bedroom serving as a generous living space, its tall windows and fireplace accentuating the proportions. Also on this level is the second bedroom, with storage and space for a double bed, as well as the main bathroom, a restful room with a freestanding bath, with shower, sash window, heated towel rail, and a separate W/C. The top floor holds two further bedrooms, one of which has built in hard wood wardrobes and drawers, the other bedroom is a large double with its own Victorian fireplace, built in wardrobes and large Sash windows welcoming in the natural light.

## The Outdoors

At the front of the house, a neat garden sets the home back from the street, adding a touch of greenery and privacy before you step inside. To the rear, a generous garden opens out, offering room for outdoor meals with friends and family. With its size and sense of seclusion, it feels well suited to both lively occasions and simple everyday use. The garden offers great potential to extend, adding square footage and value (subject to the usual planning consents).



## Loving The Location

Dunlace Road is located in one of Lower Clapton's most desired areas, offering many independent shops, cafes and restaurants, including Ramen cafe Men and specialist suppliers L'epicerie 56. The high welfare Morgans Butchery, Stone Bros is excellent for coffee, and there is a weekly food market on Sundays. Restaurants such as Uchi, My Neighbours The Dumplings and Lucky & Joy, in addition to the legendary wine bar P. Franco are all nearby in Lower Clapton. The Elderfield is a classic local favourite pub. The Castle Cinema, is independently funded and screens features, as well as classic and contemporary art-house films. Blok gym is a few minutes walk away.

For green open space, just a short walk away is Millfields Park, Hackney Downs Park, Clissold Park, Springfield Park, the Lee Navigation (canal walk), Middlesex Filter Beds Nature Reserve, Woodberry Wetlands nature reserve, and the Stratford Olympic Park, to name but a few. Hackney Marshes is a lush green belt 10 minutes on foot and is perfect for a dog walk, summer picnics, and even a visit to see the horses that live there year round! Using the overground you can also visit Walthamstow wetlands nature reserve and be in Epping forest with 20-30 minutes.

Homerton and Hackney Central offer lines to Stratford and Highbury & Islington. Plus Clapton overground and Hackney Downs, which offer direct lines to Liverpool Street in under ten minutes.





## Floor Plans



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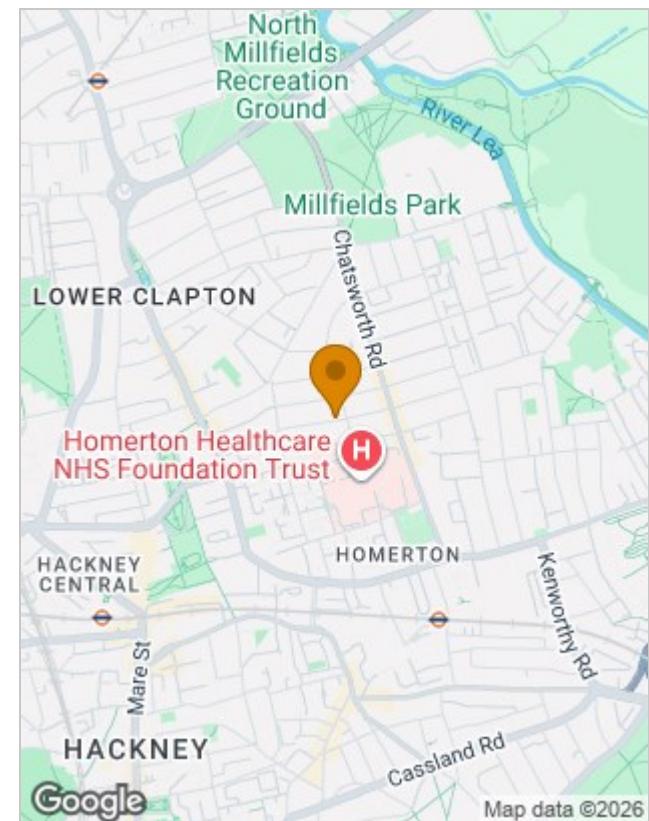
**Dunlace Road, E5**  
Approximate Gross Internal Area = 122 sq m / 1321 sq ft  
Excluding basement  
Illustration for identification purposes only, measurements are approximate, not to scale.

## 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

