



LOVE LIVING
HACKNEY



80 Dunlace Road, Hackney, E5 0ND

Offers in excess of £675,000



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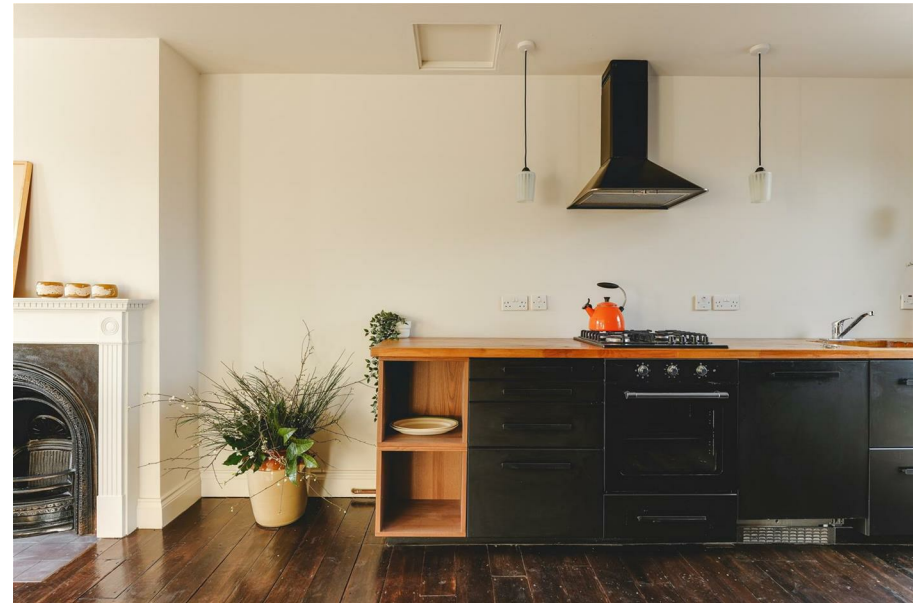
- Split level Victorian conversion
- Natural light
- Original features
- Wooden floors
- Share of freehold
- Close to Chatsworth Road and Millfields Park
- Built in storage

The Home -

Arranged over the top two floors of an end of terrace Victorian conversion, this two-bedroom, two-bathroom apartment is located just moments from the famous Chatsworth Road with all its restaurants, cafes and shops. Original floorboards underfoot, whilst the rest of the property has been sensitively refurbished to a high standard with much thought given to space and light. Victorian fireplaces and doubled glazed wooden sash windows that welcome the south facing light into the main living space. Vaulted ceilings further accentuate the ceiling height, beautifully tiled bathrooms and plenty of inbuilt storage adds functionality to the home. Millfields Park is a short walk away, as is the River Lea and Homerton Station provides swift access to the city and beyond.



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The Indoors

Upon entering, you are welcomed into an expansive hallway which leads to the second bedroom, a peaceful space, where natural light streams in through a sash window and an overhead Velux skylight. The wooden floors add to the calm, grounded aesthetic, while there's plenty of room for a double bed and storage to fit your needs. Adjacent to the bedroom, the first bathroom is fully tiled with a bath, overhead shower, and understated yet sleek fixtures. This space radiates a sense of calm and airiness, inviting you to relax and recharge.

Climbing a couple of stairs, we have a spacious landing area that houses a large storage cupboard. In the main living space, the original Victorian floorboards, polished to perfection, create a warm and timeless foundation, while the centrepiece fireplace adds character and charm. Two large, double-glazed sash windows flood the room with natural light, amplifying its spacious and airy ambiance. The living area accommodates a cosy seating arrangement alongside ample room for a dining table, making it perfect for entertaining. The kitchen, subtly set apart to balance openness with functionality, featuring sleek Bosch appliances, a built-in oven and hob, a statement extractor hood, and warm wooden countertops, the kitchen's clean lines and thoughtful storage design make it practical and adds style to the space.

The second floor, where the main bedroom hosts a spacious and tranquil retreat. Dual Velux skylights fill the room with daylight, creating a serene ambiance perfect for rest. With ample room for a double bed, wardrobe, and even a study nook, this bedroom is wonderfully versatile. Across the hallway, the second shower room completes the home with its contemporary tiling, walk-in shower, heated towel rack, and elegant fittings.

The home also accommodates thoughtful details throughout: certified soundproofing for added peace, new double-glazed windows for energy efficiency, and clever storage above the first-floor corridor. Every element has been designed to meet modern needs without compromising on character or charm.



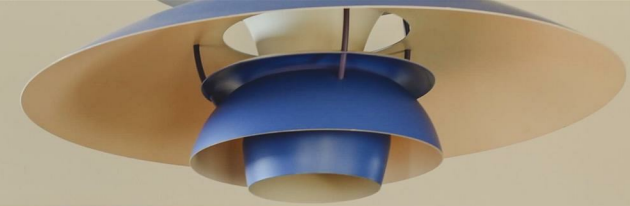
Loving the location

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 crowdfunded 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



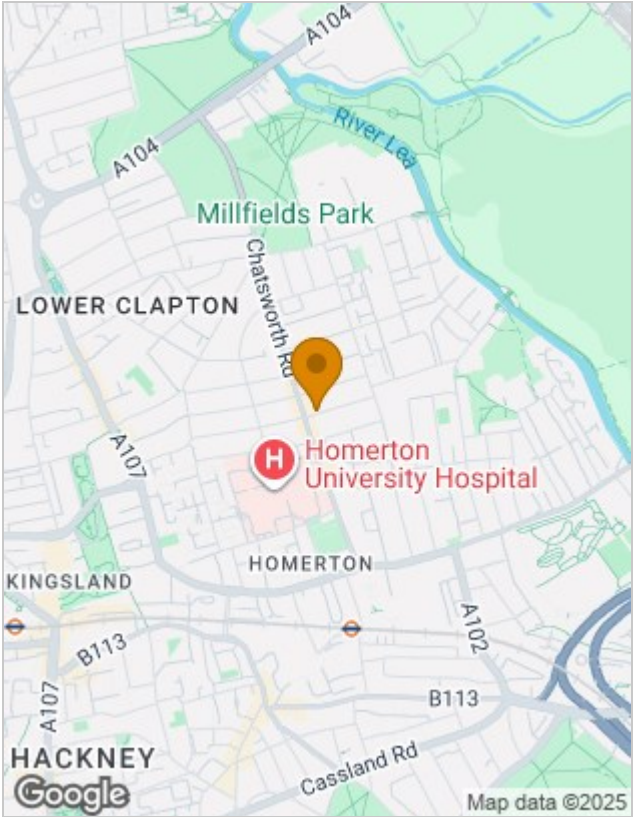
Viewing

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.

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Location Map



Energy Performance Graph

