



# LOVE LIVING

HACKNEY



73 Mildenhall Road, Hackney, E5 0RT  
Offers in excess of £1,375,000



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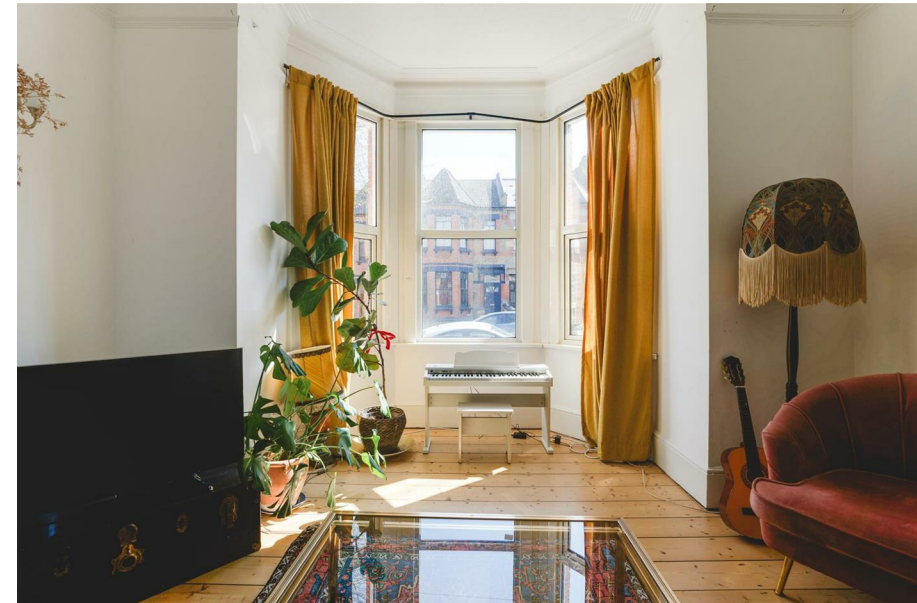
# 73 Mildenhall Road

Hackney, E5 0RT

- Versatile five-bedroom Victorian home
- Private garden which includes a courtyard
- Prime Lower Clapton location
- Period features
- Two modern kitchens
- Excellent transport links

## The Home –

This bright and versatile five-bedroom Victorian home, perfectly located on sought-after Mildenhall Road in Lower Clapton. Spanning three spacious floors, this flexible layout offers the potential for a large family home or a shared living space, complete with a workshop and utility room, a private garden and courtyard, and beautiful period details like original fireplaces, intricate cornicing, and stunning bay windows throughout. Located on a quiet, tree-lined street, the home is moments from the vibrant Chatsworth Road, Millfield's Park, and excellent transport links for an easy commute into the city.



### The Indoors

As you approach the home, a front courtyard welcomes you. A hallway leads you into a bright living space immediately opens up on your right, flooded with natural light through elegant bay window. Next to this, the first bedroom features its own private en suite ideal for guests or family members.

Continuing down the hallway, you'll find the spacious kitchen and dining area, cleverly designed for open plan living and entertaining. The kitchen offers excellent cabinetry for storage, an oven, a dishwasher, and is bathed in natural light from its large windows. The dining area, which opens out onto it through glass doors, provides a wonderful indoor-outdoor flow for hosting and relaxing.

Heading upstairs to the first floor, you'll find three well-proportioned bedrooms.

The first and main bedroom shines with period charm, complete with original floorboards, a fireplace with ornate tiling, and wide bay windows that fill the room with sunlight. It offers enough room for a king-sized bed and fitted wardrobes.

Adjacent, the additional two bedrooms both comfortably fit double beds and have large windows allowing ample light. The main bathroom features a tiled backdrop, sleek fixtures, and a bath with a shower head, alongside a separate W/C.

Proceeding back to the hallway down to the lower ground floor, the final bedroom is a spacious and light-filled, thanks to the bay windows, it offers enough room for a king-sized bed and fitted wardrobes. This floor also hosts a workshop and utility room and an additional shower room adding flexibility for larger households or guests.

### The Outdoors





This home is bookended by two charming outdoor areas that add a real sense of calm and connection to nature. At the front, a private courtyard offers a welcoming entrance, creating a buffer between the home and the quiet residential street, the perfect spot for potted plants or a small seating area.

To the rear, the garden is a peaceful retreat from city life. A paved path leads you through the space, where a lovely, seated area invites you to relax, entertain, or enjoy a morning coffee surrounded by greenery. Whether you're looking to host summer gatherings, or simply enjoy some fresh air, this outdoor space offers both practicality and charm.

### Loving The Location

Mildenhall Road is set on one of Lower Clapton's most loved and picturesque streets. Just moments from the open green spaces of Millfields Park and the lively energy of Chatsworth Road, where you'll find independent shops, cafes, and a fantastic Sunday food market. Local favourites like Ramen café Men, Stone Bros coffee, and the legendary P. Franco wine bar are all nearby, alongside destination spots like The Castle Cinema and Blok Gym. For foodies, The Dusty Knuckle bakery is a cherished local gem.

Families will appreciate the area's strong education offering, Mildenhall Road sits in the catchment for excellent schools including Rosemary Works nursery, Rushmore Primary, Millfields Community School, and Clapton Girls Academy. Commuting is seamless, with Clapton Overground and Hackney Downs Stations providing direct links into Liverpool Street in under 10 minutes, and Hackney Central connecting easily to Stratford and Highbury & Islington.

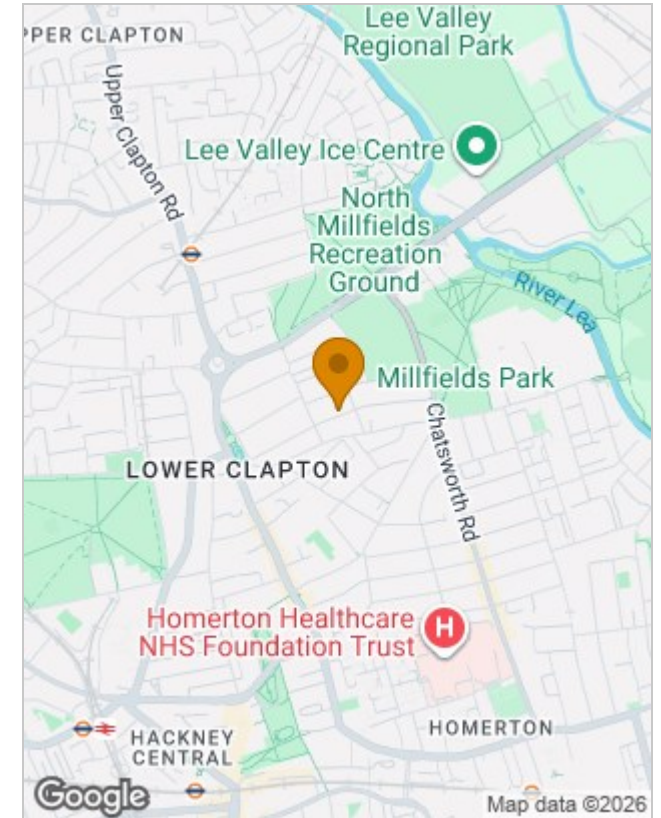




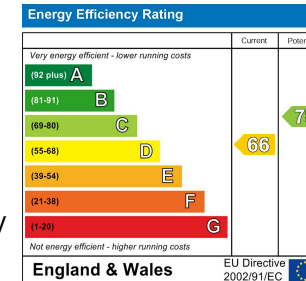
## Floor Plans



## Location Map



## Energy Performance Graph



## 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.

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