



## Dunlace Road, E5

**£725,000** Share of Freehold

**3 Bedroom Apartment**

793 sq ft (approx)

### Key Features

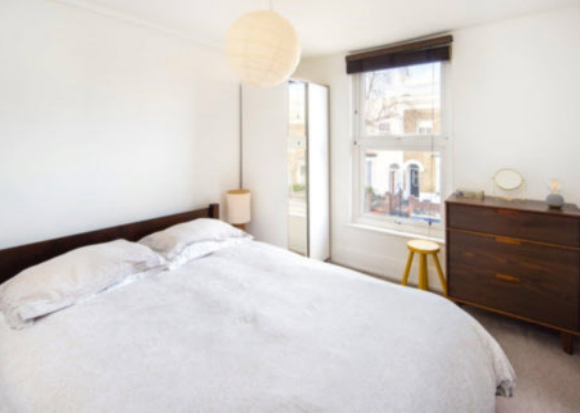
- Immaculate presentation
- Bathed in natural light
- Impressive high ceilings
- Three bedrooms
- Delightful South-facing Garden and Balcony
- Sought-after location

### Property Description

This delightful first floor garden flat in this enchanting two-storey Victorian house is located in this peaceful one-way street. Offering a sumptuous interior, high-spec fittings and bathed in natural light. Composed of an inviting reception hall, a living/entertaining space, a fitted kitchen/diner with access to a balcony and stairs leading to a secluded south facing garden. Three double bedrooms and a contemporary style bathroom. Beautifully appointed close to vibrant

Chatsworth Road with a host of transport links including Homerton Overground Station and the leafy green spaces of the Marshes and Millfields Park. Excellent choice of primary and secondary schools.

Further Material Information available, please request from relevant branch.



## Floorplan

### DUNLACE ROAD E5

Approximate Gross Internal Area  
73.72 m<sup>2</sup> / 793.51 sq<sup>ft</sup>



## Council Tax Band: B

## Energy Rating

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	71	79
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



## Hackney Office

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Every attempt has been made to ensure accuracy, however all measurements are approximate and for illustrative purpose only. In accordance with The Consumer Protection from Unfair Trading Regulations the following particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only.