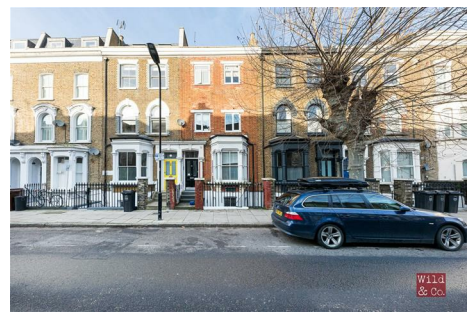
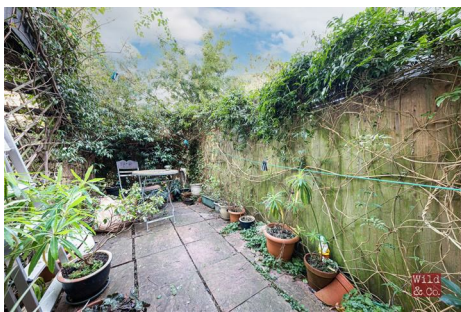


Wild & Co.

wildandco.uk



Dunlace Road, E5 0NE

Double bedroom period conversion with rear garden. Situated on this residential sought-after road, moments from the ever popular Chatsworth Rd offering many local shops, cafes, and restaurants as well as the Sunday market. Walking distance of Homerton, Hackney Central and Hackney Downs Stations (city links).

Benefiting from: own front door, double bedroom with door to garden, open plan lounge with bay window to front, fitted kitchen and bathroom, own section of rear garden. Ideal first-time purchase – early viewing recommended!

Guide Price £400,000 | Leasehold

Dunlace Road, E5 0NE



- Double bedroom period conversion
- Walking distance of Homerton, Hackney Central & Hackney Downs Stations
- Open plan kitchen / lounge
- Early viewing recommended!
- Rear garden
- Own front door
- Ideal first-time purchase
- Sought-after road, moments from Chatsworth Rd
- Double bedroom with door to garden
- Fitted kitchen & bathroom

Full Description

Wild & Co. are pleased to offer for sale this: double bedroom period conversion with rear garden.

Situated on this residential sought-after road, moments from the ever popular Chatsworth Rd offering many local shops, cafes, and restaurants as well as the Sunday market. Walking distance of Homerton, Hackney Central and Hackney Downs Stations (city links).

Benefiting from: own front door, double bedroom with door to garden, open plan lounge with bay window to front, fitted kitchen and bathroom, own section of rear garden.

Ideal first-time purchase – early viewing recommended!

Entrance: via front gate and stairs to lower ground floor and own front door, leading to:

Hallway: tiled flooring, wall lighting, under stairs storage cupboard, doors to:

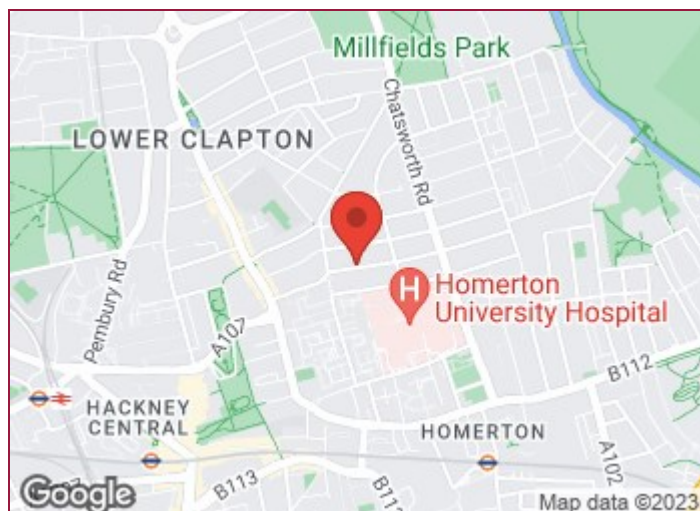
Lounge: wood laminated flooring, radiator, bay with sash windows to front.

Fitted kitchen: comprising of base mounted units with wooden worktop surfaces, shelves, integrated fridge/freezer, built in stainless steel electric oven with gas hob, washing machine, wood laminated flooring, spotlights.

Bathroom/WC: comprising of bath tub, low flush WC, wash hand basin with mixer tap, fully tiled walls and flooring, radiator, spotlights and window to rear.

Bedroom: carpeted flooring, radiator, fitted shevels, fitted wardrobe, window to rear, door leading to:

Rear garden: stairs leading to courtyard garden, fully paved, outside light.



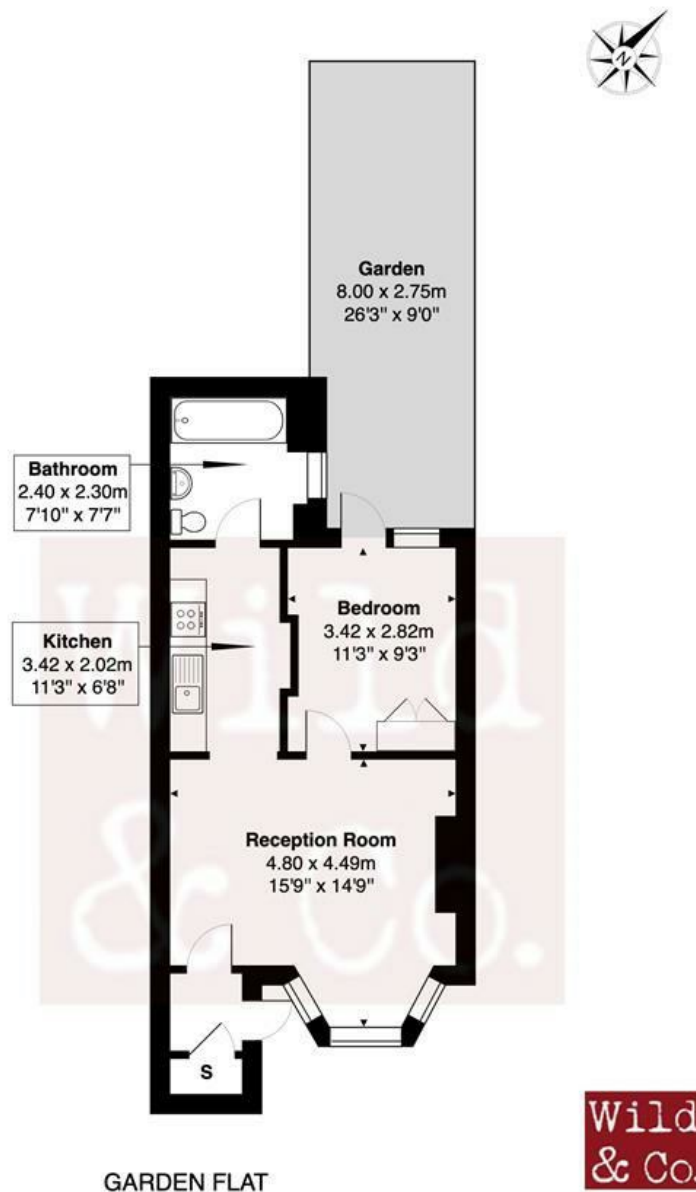
Directions

Off Median Road, leading to Chatsworth Road.



Dunlace Road- E5

Approximate Gross Internal Area 45.0 m² ... 484 ft² (excluding garden)



This Plan is for illustration purpose only and used as general indication of the proposed layout of the property. Dimensions are maximum and approximate and may vary.

Copyright One Square Space Ltd

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		71	76
EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			
EU Directive 2002/91/EC			

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.