

# Wild & Co.

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## Gunton Road, E5 9JT

Superb 4 double bedroom Victorian property, 1660 sq ft arranged over 4 floors. Situated in a prime location on this sought after residential road directly off Upper Clapton Rd, moments' walk from Clapton Station (direct City link) and Millfields Park. Benefiting from many period features, offered chain free, early viewing highly recommended!

**Guide Price £1,300,000 | Freehold**

# Gunton Road, E5 9JT



- Superb 4 double bedroom Victorian property
  - 2 Reception rooms
  - Rear garden
  - Offered chain free
- Arranged over 4 floors - 1660 sq ft
  - Kitchen/diner
  - Many period features
- Off Upper Clapton Rd, moments' walk from Clapton Station (direct City link) & Millfields Park
  - Family sized bathroom & en-suite shower/WC
  - Stripped wood floorboards, original fireplaces & Sash windows

## Full description

Wild & Co. are pleased to offer for sale this: 4 double bedroom Victorian property, 1660 sq ft arranged over 4 floors.

Situated in a prime location on this sought after residential road directly off Upper Clapton Rd, moments' walk from Clapton Station (direct City link) and Millfields Park.

Benefiting from many period features, to include original fireplaces, stripped wooden floors, cover ceilings and picture rails and Sash windows. Offered chain free, early viewing highly recommended!

Entrance: via front garden, with stairs leading to main front door:

Hallway: original tiled flooring, dado rail, picture rail, cove ceiling, radiator, stairs to first floors, doors to:

Reception 1: stripped wood floorboards, original fireplace with marble mantel piece surround, 2 x radiators, picture

rail, cove ceiling, Sash Bay window to front aspect.

Reception 2: stripped wood floorboards, original fireplace with mantel piece surround, radiator, picture rail, cove ceiling, windows and door to rear aspect.

Kitchen/diner: a range of wall and base mounted units with work tops, stainless steel double sink unit with mixer tap and drainer, built in electric oven with gas hob and extractor, radiator, plumbed for washing machine and dishwasher, door leading to basement level, door and Sash window to rear aspect.

Basement / bedroom 4: fitted carpet, door to front, door to en-suite shower/WC.

Half landing: wood floorboards, dado rail, stairs to first floor, doors to:

Family bathroom/WC: 4-piece bathroom suite, radiator, opaque window to rear aspect.

Bedroom 2: stripped wood floorboards, original fireplace with mantel piece surround, radiator, picture rail, cove ceiling, Sash window rear aspect.

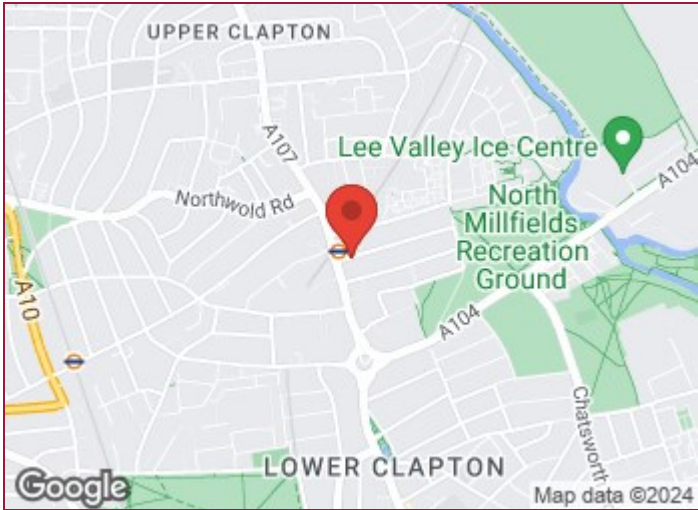
First floor landing: wood floorboards, dado rail, stairs to top floor, door to:

Master bedroom: stripped wood floorboards, original fireplace with mantel piece surround, radiator, picture rail, cove ceiling, 2 x Sash windows to front aspects.

Top floor landing: wood floorboards, door to eve storage, door to:

Bedroom 3: fitted carpet, original fireplace with mantel piece surround, radiator, Sash window rear aspect.

Rear garden: approx. 55ft, patio area and laid to lawn.



## Directions

Off Upper Clapton Rd (A107), E5





# Gunton Road, E5 9JS

Approx Gross Internal Area = 154.84 sq m / 1666 sq ft

Garden Area = 88.26 sq m / 950 sq ft

Storage Area = 0.84 sq m / 9 sq ft

Total Area = 243.94 sq m / 2625 sq ft



Ref :


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**BLEU  
PLAN**

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>82</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>57</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

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

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