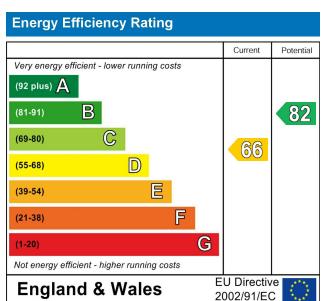
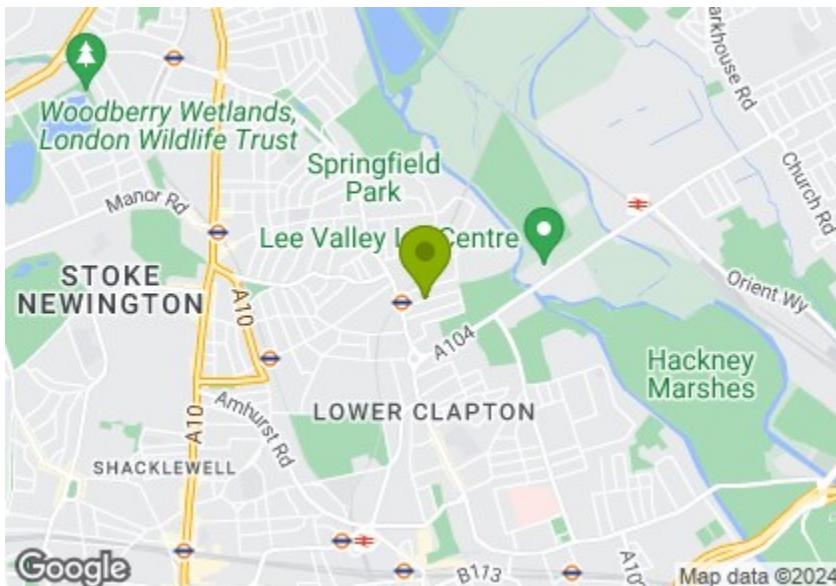


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GUNTON ROAD, CLAPTON Offers In Excess Of £1,350,000 Freehold 5 Bed House



Features:

- Five Bedroom House
- Arranged Over Four Floors
- Three Bathrooms
- Beautifully Presented
- Original Features
- Private Garden
- Moments Away from Clapton Station

A gorgeous and statuesque five bedroom Victorian townhouse, laid out over three storeys including a self-contained lower ground floor. Artfully developed, full of character and perfectly placed, this house is 3 minutes walk from Millfields Park, and Walthamstow and Hackney Marshes are 5-7 minutes walk away.

With its own dedicated entrance, en suite shower room and substantial square footage, the private lower ground floor opens up all sorts of possibilities, from hosting friends and family to further development.

E11, E7, E12 & E15
hello11@stowbrothers.com
0203 397 2222

E4 & N17
hello4@stowbrothers.com
0203 369 6444

E17 & E10
hello17@stowbrothers.com
0203 397 9797

E18 & IG8
hello18@stowbrothers.com
0203 369 1818

E8, E9, E5, N16, E3 & E2
hellohackney@stowbrothers.com
0208 520 3077

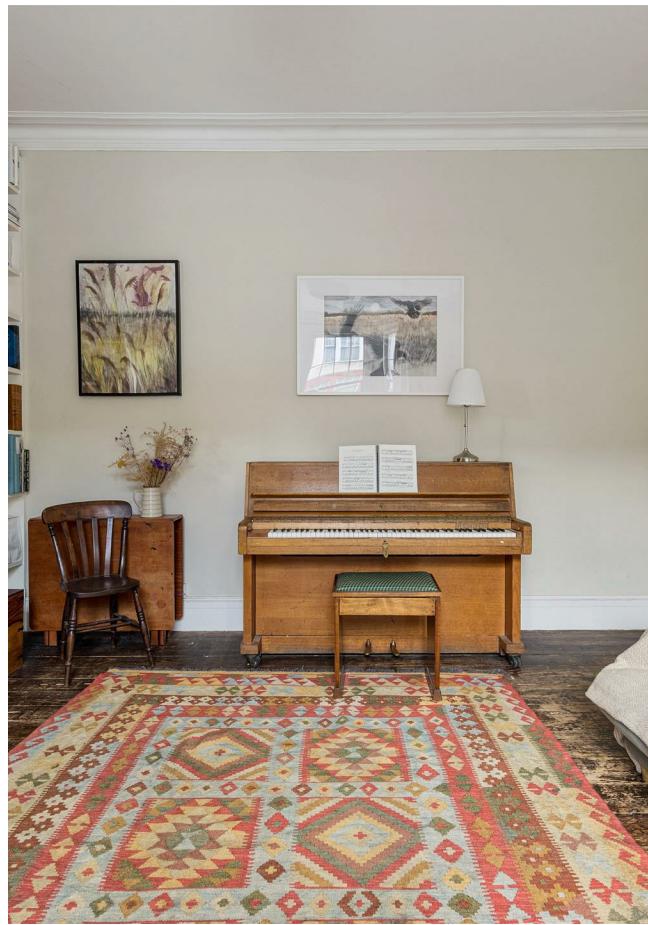
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0203 325 7227

Investment & Development
id@stowbrothers.com
0208 520 6220

Property Maintenance
propertymanagement@stowbrothers.com
0203 325 7228

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IF YOU LIVED HERE...

You'll be ascending the steps to your elevated ground floor and stepping inside for a hallway floored in vintage geometric tiles, with the high ceilings of the period and your front lounge on the left. In here the charm of the original architecture is very much in evidence with that oversized bay window, artfully restored original timber floorboards, and an ornate hearth and mantel. By contrast, your smartly extended 280 square foot kitchen/diner is a model of modernism.

In here, sleek honey-hued parquet flooring runs underfoot, while a neat kitchen suite sits under banks of skylights and still more natural light flows in from the rear wall of bi folding patio doors. Throw these back to bring the outside in and explore your lush rear garden where patio gives way to lawn, beds and a handy shed. Back inside, an elegant and essential utility room completes the ground floor, along with another shower room. Head to that impressive staircase now, carpeted in crimson and the best spot to take in the sheer scale of your new property.

Upstairs and your principal bedroom is a handsome double of over 200 square feet - another vintage masterpiece with original timber floorboards and striking period hearth. All the first floor sleepers are decent doubles, each with its own vintage hearth, you have handy extra WC and the family bathroom's a sleek, contemporary rainfall shower wet room finished in soft green metro tiles with a tub. On the second floor a skylight turns your staircase into a lightwell, there's a wealth of eaves storage and your fourth bedroom completes things in fine vintage style.

Outside and Clapton station is just two minutes away at the end of your street, for direct thirteen minute runs to Liverpool Street, plus connections to Walthamstow Central and Hackney Downs. Whether you're travelling for work or play you'll have an easy trip. If you're staying local then the splendid Hackney Downs Park is just half a mile away on foot, home to tennis and basketball courts, and perfect for morning jogs and evening strolls.

WHAT ELSE?

- The legendary Crooked Billet gastropub is just moments away around the corner. Dating back to the nineteenth century, here you'll find a glorious beer garden, delicious food and a friendly atmosphere.
- Parents will be pleased to find eight 'Outstanding' primary/secondary schools, all less than mile away on foot (the 'Outstanding' Southwold Primary is just five minutes away). You also have a further sixteen schools just as handy and rated 'Good'.
- You are very firmly in the catchment area of two of Hackney's top secondary schools, Mossbourne and Clapton Girls.
- If you really want to lose yourself in nature, the vast green expanse of Hackney Marshes is just a half mile away on foot.



A WORD FROM THE OWNER...

"It's been 11 years and I'm really sad to leave our house and our street. What I love most about the house itself is that it has spaces that flow and plenty of light. All the rooms are a good size - so nobody loses out! Then I love that it has all of its Victorian fireplaces; each bedroom has a focal point. I love reading in the front room warmed by the sun; we've had plenty of cosy family evenings there in winter too. The kitchen/diner is the real heart of the house, it's so bright and welcoming and a great entertaining space. In Spring there's apple blossom and roses outside and in the summer you can be in the kitchen with the doors open or eat on the patio breathing in all the greenness of the garden, which is full of wildlife - I've even seen a woodpecker in the apple tree. The basement has its own entrance and bathroom - we've taken full advantage of the space both to have grandparents visiting for weeks at a time and then lately we've had a couple of delightful lodgers. I've been using the top floor bedroom as a workspace and it's the perfect space for that - peaceful and lovely to look down on the gardens while I do my stuff. As for the area - I honestly think it's the best location ever. We're so close to Clapton Station you can go from sitting in your kitchen to being in Liverpool Street in 15 minutes. But why would you ever want to do that, when you have a park at the end of the road, then the wide expanse of the marshes to head to? Mentally, that's a huge plus (and great if you have, or want a dog). And why would you go into town when you are so fantastically placed for Stoke Newington's shops and restaurants and Chatsworth Road market with the Castle Cinema nearby? We've loved cycling and walking along the canal towpath, to Hackney Wick and Victoria Park one way and Tottenham the other. We've often strolled across Millfields for a quick pint with friends in the Princess of Wales."

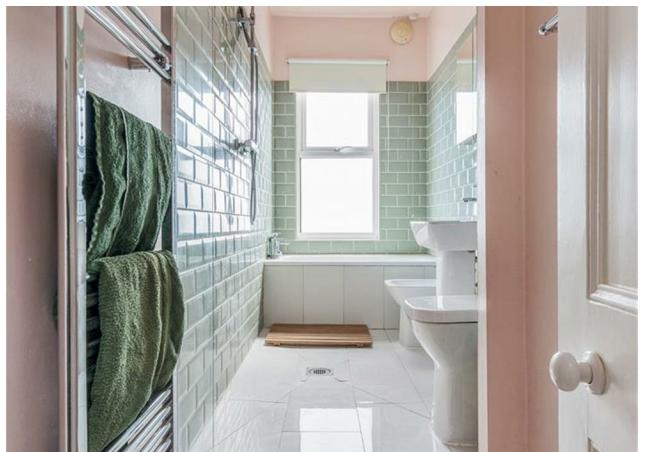
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Bedroom 1
15'7" x 13'8"

Bedroom 2
15'10" x 13'10"

Utility Room
9'0" x 7'11"

Kitchen/Diner
18'7" x 14'10"

Bedroom 3
16'2" x 13'6"



Bedroom 4
11'0" x 10'7"

Bedroom 5
11'11" x 11'11"

Bedroom 6
11'0" x 10'7"

Loft
18'7" x 13'6"

Garden
39'4"



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