

Total Area (Excluding Eaves Storage & Cellar): 156.5 m² ... 1685 ft²

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Reception Room
13'0" x 15'11"

Reception Room
9'10",134'6" x13'0"

Utilty

Kitchen/Diner
10'9" x 20'8"

Bedroom
10'9" x 12'3"

Bathroom
7'6" x 7'11"

Bedroom
11'0" x 12'1"

Bedroom
17'2" x 17'2"

Bedroom
11'3" x 18'11"

Eaves Storage

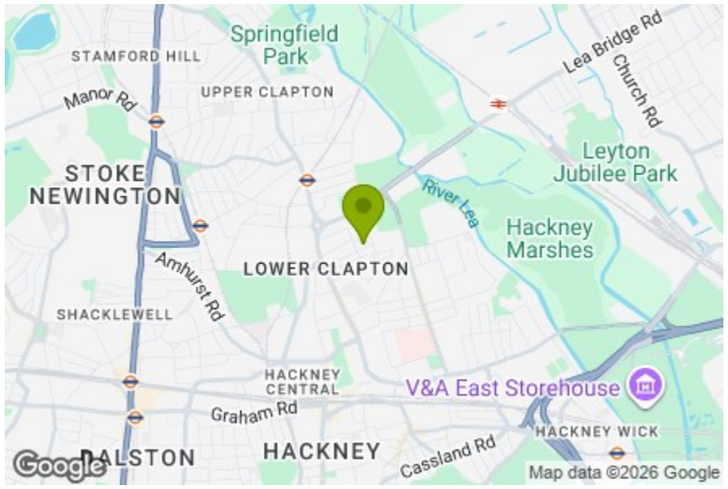
Ensuite
6'0" x 8'11"

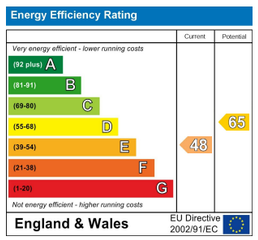
Cellar Room
17'0" x 15'11"

Cellar Room
11'3" x 4'3"

Cellar Room
11'3" x 8'7"

Garden
approx 31'7" x 18'9"





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MILDENHALL ROAD, CLAPTON

Offers In Excess Of £1,560,000 Freehold

4 Bed House - Mid Terrace

Features:

- Four Bedroom Home
- Two Bathrooms
- Private Garden
- Moments From Millfields Park
- Short Walk to Clapton Station
- Arranged Over Four Floors
- Large Cellar
- Chain Free

An exceptionally redeveloped four-bedroom, two-bathroom period home, full of wow-factor and ideally located in the heart of Lower Clapton, just moments from Chatsworth Road. This enviable setting offers the perfect balance of leafy green spaces and a thriving mix of bars and eateries, while excellent transport links keep the whole capital within easy reach.

Back at home, highlights include all the glorious period detail, as well as the secluded garden, large cellar, double reception and kitchen/diner with utility.

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0208 520 3077















IF YOU LIVED HERE...
Your picture-perfect frontage sets the tone from the get-go, as does the stunning hallway, where antique features and traditional design create an immediate sense of awe and character.
This striking aesthetic continues into the front reception room, a beautifully light-filled space thanks to the large bay windows, which perfectly showcase the ornate details, including the fireplace surround. The adjoining second reception is just as impressive; subtly different in style, yet seamlessly connected with a lovely sense of flow between the two.

The kitchen is both grand and warm, blending reclaimed parquet flooring with a playful retro feel, and complemented by the added convenience of a separate utility space.
Both rear rooms open directly onto the secluded north-west-facing garden, a leafy, tranquil retreat - not something you can take for granted in such a central location.

Upstairs, the first floor offers three beautifully designed bedrooms, along with a show-stopping family bathroom featuring meticulously sourced original period fittings. The fourth bedroom sits in the loft, complete with a smart ensuite and useful eaves storage.

As for the area beyond, it's one thing nipping to this part of East London as a visitor, but it's quite another to live and breathe the scene, with some of Hackney's top rated amenities right on your doorstep. Luckily as a resident you can take your time to explore as there's an incredible choice of places to visit, from the dim sim institution My Neighbours the Dumplings to the much lauded Vietnamese Hai Cafe - all within a few minutes of your home. You've even got one of London's coolest movie theatres, the Castle Cinema, a 14 minute stroll away - grab a drink at the bar there and enjoy one of the latest flicks without worrying about the schlep home. As well as these much-loved haunts, you'll find exciting new ventures constantly cropping up and keeping you on your toes, so exploring will never get boring.

WHAT ELSE?
- Despite all the urban buzz, this area has a surprisingly large amount of green space. As well as Hackney Downs Park, Victoria Park is just over a mile away, and home to some internationally renowned festivals including All Points East Festival and LIDO.
- Transport is plentiful in this area with some excellent bus routes nearby, including the 55 into central London, as well as Clapton station, which is served by the Weaver Overground route to Liverpool Street.
- You've got a brilliant choice of local takeouts, but surely unpacking calls for a delivery from Yard Sale Pizza - one of our favourites. It's a 10 minute stroll if you opt for collection or dine-in.



A WORD FROM THE OWNER...

"The house itself, built in 1894 and still rich with original features, feels like it still has one foot in the past. Plus it's spacious and peaceful in a way that I don't associate with London living. High ceilings, lots of light, and birdsong to wake up to. And the neighbours, on both sides...they don't get better than this!"

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