Dunlace Road, E5



Blakestanley is delighted to present this beautiful three-bedroom flat with a private south facing garden. Totalling 912sqft (84.7sqm), the property comprises a separate reception room and kitchen, three bedrooms, and a three-piece bathroom suite. It seamlessly combines period features such sash windows and original wooden flooring, with modern fittings such as block coloured tiles. This home enjoys being located close to amenity rich Chatsworth Road with its ever-popular Sunday market. Placed within the catchment area for excellently rated schools, it also benefits from having a plethora of local nature spots within easy reach such as Millfield's Park, Hackney Marshes, the River Lea and Walthamstow Wetlands. Homerton and Hackney Central Overground Stations, and numerous bus links make for an easy commute to the City and beyond. Offered to the market chain free.

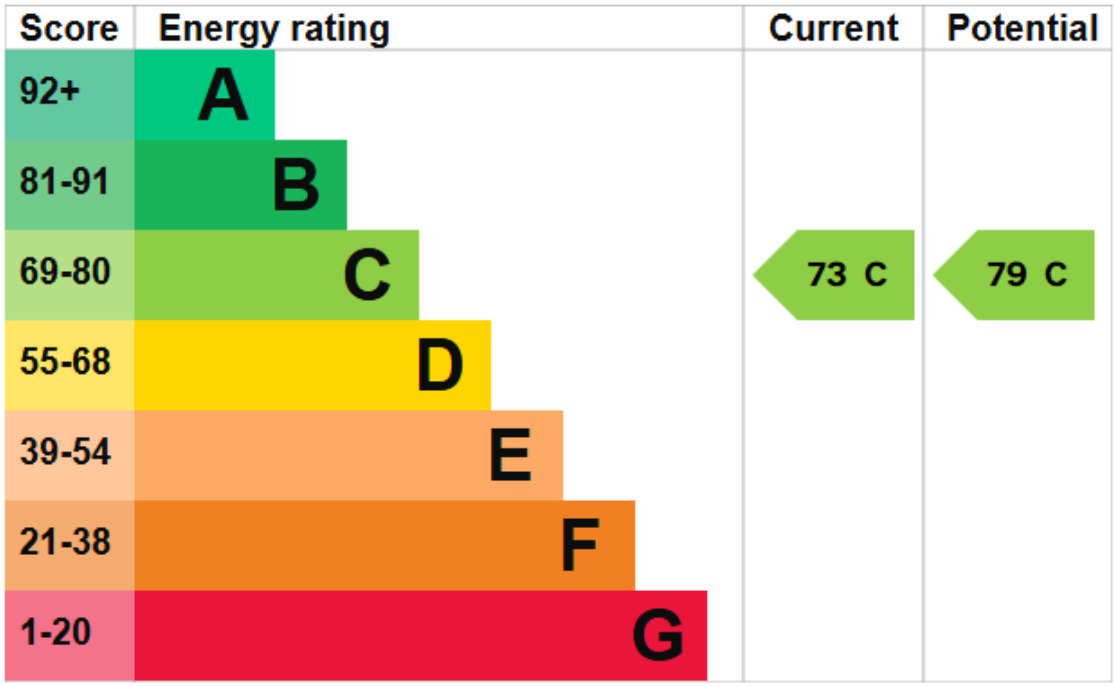
£800,000

Share of Freehold

KEY FEATURES

- Share of Freehold flat with private garden
- Three double bedrooms
- Period features with modern fittings
- Separate reception room and kitchen
- Offered chain free
- Well positioned for Millfield's Park, Chatsworth Road and its cafés, pubs and restaurants.
- Within catchment of highly regarded schools
- Homerton & Hackney Central Overground Stations

ENERGY PERFORMANCE CERTIFICATE



ADDITIONAL INFORMATION

TENURE:	Share of Freehold – 988 years	(Advised by Vendor)
SERVICE CHARGE:	N/A	(Advised by Vendor)
GROUND RENT:	N/A	(Advised by Vendor)
COUNCIL TAX:	Band C - £1,831.38	(Advised by Vendor)
LOCAL AUTHORITY:	Hackney London Borough Council	
VIEWING:	By appointment through BlakeStanley	

For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and believed to be accurate within 6 inches. They should not be relied upon for carpets and furnishings.




















35
RF65 DPX

GROUND FLOOR
37 sq.ft. (3.4 sq.m.) approx.

1ST FLOOR
501 sq.ft. (46.5 sq.m.) approx.

2ND FLOOR
374 sq.ft. (34.7 sq.m.) approx.



Property of BlakeStanley

TOTAL FLOOR AREA : 912 sq.ft. (84.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
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