

Wild & Co.

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Dunlace Road, E5 0NE

3 Double bedroom split level period conversion (870sq ft) with sole use of rear garden. Situated on this sought-after residential road, off Median Rd & Chatsworth Rd, walking distance of Mare Street & Hackney Central & Hackney Downs Stations (City link). This beautiful property is arranged over ground & lower ground floors & benefits from: 3 double bedrooms, lounge with bay window to front and open plan to family kitchen/diner with door to garden, fitted bathroom/WC, en-suite shower/WC, & private garden. Offered with share of Freehold - EARLY VIEWING RECOMMENDED!

Guide Price £700,000 | Leasehold - Share of Freehold

Dunlace Road, E5 0NE



- 3 Double bedroom split level period conversion
- 870sq ft - arranged over ground & lower ground floors
- Lounge with bay window to front
- Open plan to family kitchen/diner
- Fitted bathroom/WC & en-suite shower/WC
- Private rear garden
- Sought-after residential road, off Median Rd & Chatsworth Rd
- Share of Freehold
- Early viewing required

Full description:

Wild & Co. are delighted to offer for sale this: 3 Double bedroom split level period conversion with sole use of rear garden.

Situated on this sought-after residential road, off Median Rd & Chatsworth Rd, walking distance of Mare Street & Hackney Central & Hackney Downs Stations (City link).

This beautiful property is arranged over ground & lower ground floors & benefits from: 3 double bedrooms, lounge with bay window to front and open plan to family kitchen/diner with door to garden, fitted bathroom/WC, en-suite shower/WC, & private garden.

Offered with share of Freehold

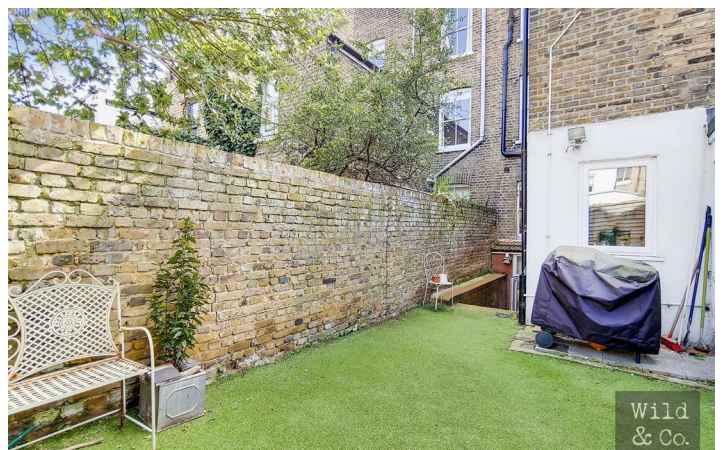
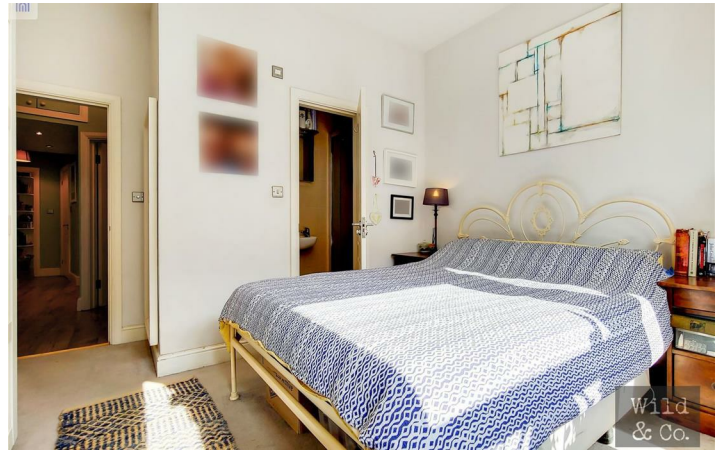
870sq ft

EARLY VIEWING RECOMMENDED!



Directions

Directly off Median Rd & Chatsworth Rd.





GROSS INTERNAL AREA (GIA)
The footprint of the property
80.89 sqm / 870.69 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes washrooms, restricted head height
74.50 sqm / 801.91 sqft

EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.
0.00 sqm / 0.00 sqft

RESTRICTED HEAD HEIGHT
Limited use area under 1.5 m
0.00 sqm / 0.00 sqft



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 3B RESIDENTIAL 79.71 sqm / 857.99 sqft
IPMS 3C RESIDENTIAL 75.23 sqm / 809.77 sqft

spec id: 604f4b11ac6dc0e2ce4f1d6

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		65	66
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		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.