



GUNTON ROAD, LONDON, E5  
**£1,200,000 FREEHOLD**

## CHARACTERFUL FOUR-BEDROOM PERIOD HOME WITH LARGE GARDEN IN CLAPTON

Hackney | 020 8986 4216 | [hackney@winkworth.co.uk](mailto:hackney@winkworth.co.uk)

**Winkworth**

*[winkworth.co.uk](http://winkworth.co.uk)*



## DESCRIPTION:

Coming to the market for the first time in almost 20 years, this substantial Four-bedroom mid-terrace Victorian home offers a large garden and a wealth of original period features throughout.

Tucked on the ever-popular Gunton Road, the property retains an abundance of original features, including high ceilings, ornate cornicing, sash windows, fireplaces and stripped wooden floorboards, creating a home rich in charm. The ground floor offers two beautifully proportioned reception rooms, ideal for both entertaining and everyday family living, alongside a spacious kitchen and dining area that opens onto a private rear garden.

The upper floors provide four well-proportioned double bedrooms, complemented by a practical family bathroom, offering flexible accommodation for growing families or those working from home. A useful basement provides excellent storage or potential for further enhancement, subject to the necessary consents.

Perfectly positioned just moments from Clapton Overground Station, the property enjoys swift connections into the City, while the open green spaces of Millfields Park, the River Lea and Walthamstow Marshes are all within easy walking distance. The vibrant cafés, independent shops and restaurants of Upper and Lower Clapton are close by, along with an excellent selection of highly regarded local schools.

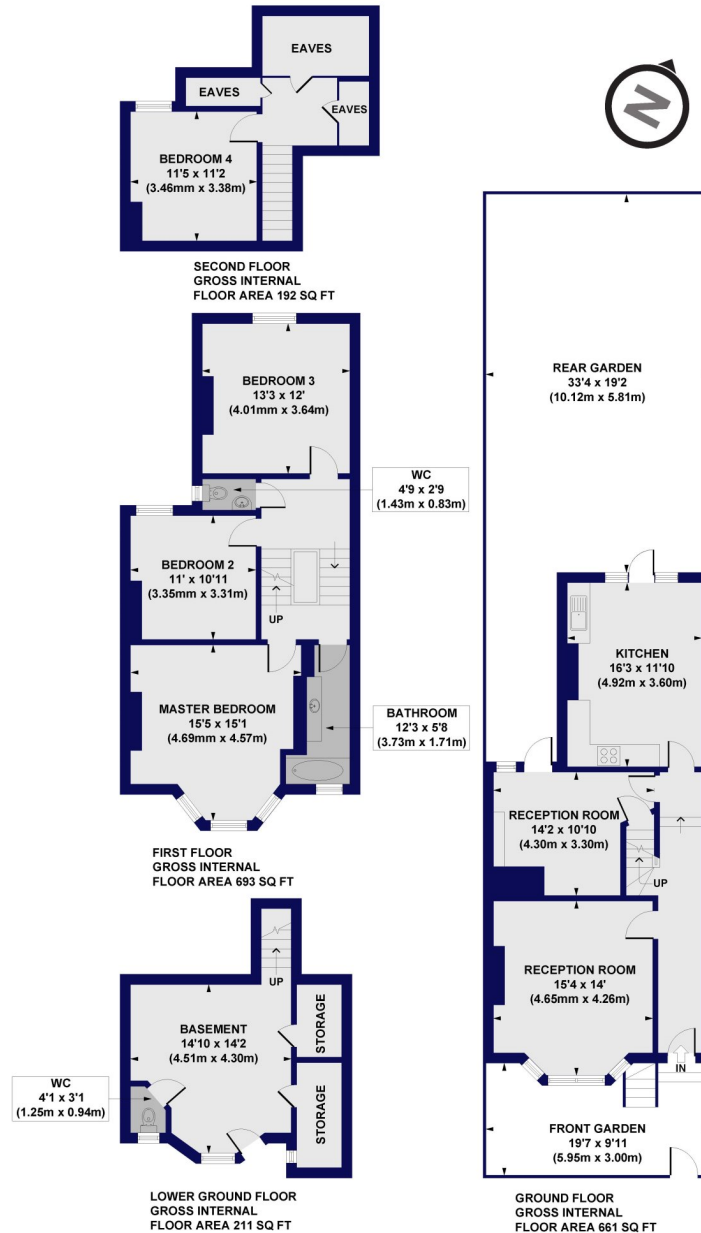
**Winkworth**



Winkworth

## Gunton Road, E5

Approx. Gross Internal Floor Area 1757 sq. ft / 163.26 sq. m (Excluding Eaves & Storage)



All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and do not constitute any warranty or representation by the seller, their agent or CP Creative. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of the information contained in these plans. This plan is for illustrative purposes only and should be used as such by any prospective purchasers.

**Winkworth**

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

**Tenure:** Freehold

**Council Tax Band:** E

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

<https://www.winkworth.co.uk/sale/property/HAC260404>

Hackney | 020 8986 4216 | [hackney@winkworth.co.uk](mailto:hackney@winkworth.co.uk)

**Winkworth**

*winkworth.co.uk*

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.