



MILDENHALL ROAD, LONDON, E5  
OFFERS IN EXCESS OF **£1,950,000** FREEHOLD

## A GRAND 5 BEDROOM END OF TERRACE VICTORIAN HOME ON THE SOUGHT AFTER MILDENHALL ROAD

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

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## DESCRIPTION:

A rare opportunity to acquire a truly grand Victorian residence in one of E5's most desirable streets, offering period grandeur, and one of the best gardens in the area.

This magnificent four-bedroom end-of-terrace Victorian home on sought-after Mildenhall Road features timeless architectural elegance and offers substantial accommodation across four levels, including a self-contained lower ground flat.

A wide, welcoming hallway adorned with Victorian floor tiles sets the tone. The accommodation comprises of a beautifully proportioned double reception room presenting two stunning feature fireplaces, intricate ceiling cornicing, and a large bay window that floods the space with natural light. This impressive space flows into a charming summer room, perfectly positioned to overlook the stunning garden.

A modern kitchen sits towards the rear of the home, with direct access to the garden. There is excellent potential here for a large extension or side return (subject to planning permission), offering scope to create a substantial open-plan kitchen/dining area. The garden itself is a rare gem—one of the largest on the road—boasting mature planting, generous entertaining space, and convenient side access.

On the first floor, the principal bedroom sits to the front with grand bay windows, while two further double bedrooms—each with bespoke, floor-to-ceiling wardrobes—are complemented by a family bathroom. The top floor offers a fourth double bedroom and a contemporary walk-in shower room, ideal for guests or older children.

A major highlight of this property is the self-contained lower ground floor flat. With its own entrance, this thoughtfully designed space features a double bedroom with bay window, a full bathroom, and an open-plan kitchen/reception area opening directly onto the garden. It offers superb flexibility for use as a rental, guest accommodation, or to be easily reconnected to the main house if desired. A useful front storage area outside the lower ground floor unit provides further practicality.

Located just moments from the vibrant Chatsworth Road, and within the catchment of several highly regarded schools, this home also enjoys excellent access to green spaces including Millfields Park, Hackney Marshes, and Hackney Downs. Transport links are superb, with Clapton Overground Station and numerous bus routes providing direct access to the City, West End, and beyond.

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Measurer

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Current	Potential
65 D	79 C

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