

Queensbridge Road, E8



Blakestanley are excited to offer this rare opportunity to purchase this substantial family home, which has been fully remodelled by the current owners, located north of London Fields. Arranged over four floors this 1500 sqft property is bathed in natural light throughout with dual aspect ground floor reception with access leading to a landscaped garden. Walking down to the lower ground of the property you are met with this large kitchen/diner with mod cons with access to a patio area. The property consists of four double bedrooms one has a family bathroom and a shower room on the top floor. There is ample storage within the property and a bike shed in the front garden. Within proximity of London Fields Park, the Lido, Regents Canal and Broadway Market and just a short walk away is Victoria Park and Haggerston Park. Transport links include Dalston Junction, Dalston Kingsland, Haggerston, London Fields and Hackney Central. The area also offers many good primary and secondary schools.

£1,450,000

Freehold

KEY FEATURES

- Excellently presented Georgian house
- Boasting high ceilings and generous windows
- Spacious dual aspect double reception room
- Bright open plan kitchen/diner leading to the patio
- Four bedrooms, two bathrooms and one W/C
- Bathed in light with a wealth of period features
- A short walk to the green open space of London Fields
- Close to amenities and transport links

ENERGY PERFORMANCE CERTIFICATE

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	70 c	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

ADDITIONAL INFORMATION

TENURE:	Freehold	(Advised by Vendor)
SERVICE CHARGE:	N/A	(Advised by Vendor)
GROUND RENT:	N/A	(Advised by Vendor)
COUNCIL TAX:	Band F - £2,314.20 p.a.	(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.

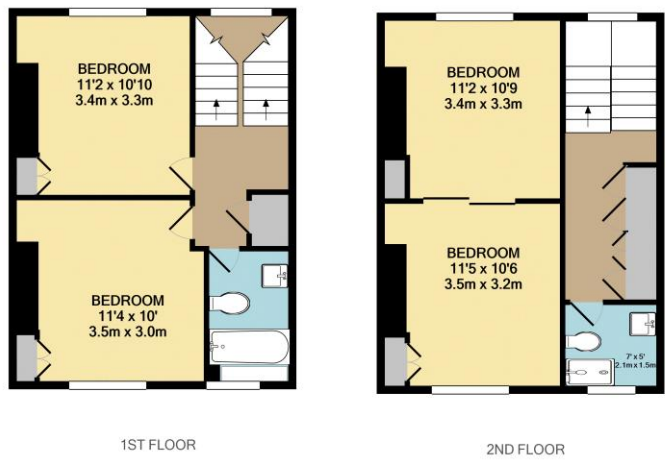












TOTAL APPROX. FLOOR AREA 1593 SQ.FT. (148.0 SQ.M.)

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

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