

Croston Street, E8



Blakestanley are delighted to bring you this charming three bedroom Georgian terrace house situated just off the ever popular Broadway Market. The property boasts 1039sqft (96.6sqm) of living space with the lower ground containing an open plan kitchen/reception, which despite its modern layout still maintains a characterful feel. French doors open onto a 54ft west facing private garden, which offers great potential for a home office to be built, subject to necessary planning permissions. A small utility room with toilet makes up the rest of the lower ground floor. The ground floor comprises another reception room, that could also be used as a bedroom, and a bedroom overlooking the garden. The top floor has two further bedrooms and a bathroom with separate bath and shower. Ideally positioned, this property gives you access to a wide range of local amenities and transport links as well as easy access to the green open space of London Fields, including its Lido. Being sold chain free.

£1,100,000
Freehold

KEY FEATURES

- Sold chain free.
- Three or four double bedrooms.
- West facing 54ft garden.
- Nestled on a quiet no-through road.
- Generously proportioned across three floors.
- Moments from Broadway Market & London Fields.
- Close to cafés, bars and restaurants.
- Local transport links put the City in easy reach.

ENERGY PERFORMANCE CERTIFICATE

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

ADDITIONAL INFORMATION

TENURE:	Freehold	(Advised by Vendor)
COUNCIL TAX:	Band E - £2,167.36 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.



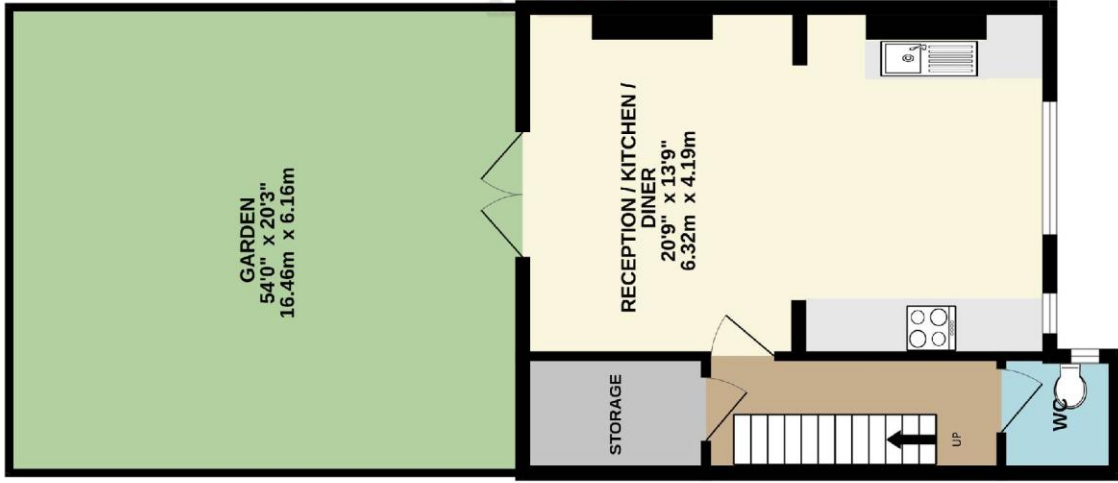








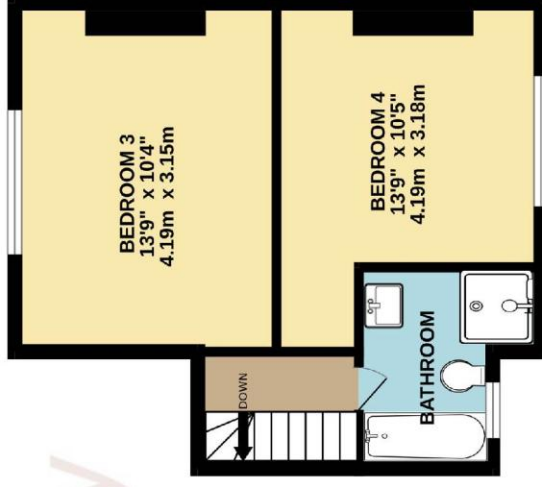
LOWER GROUND FLOOR
381 sq.ft. (35.4 sq.m.) approx.



GROUND FLOOR
329 sq.ft. (30.6 sq.m.) approx.



1ST FLOOR
329 sq.ft. (30.6 sq.m.) approx.



TOTAL FLOOR AREA : 1039 sq.ft. (96.6 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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