

# Malvern Road, E8



Located on one of the most favoured roads in London Fields is this four bedroom, three reception room, Victorian house with a 53ft garden. The property is bathed in natural light throughout and is situated over three floors with the opportunity for a ground floor extension, subject to the usual planning permissions. The garden to the rear is a haven of peace & quiet and offers the potential to create a garden studio room due to its size. Ideally positioned for numerous local primary & senior schools, amenities, cafés, bars and restaurants whilst Broadway Market and Regent's Canal is a short walk away through London Fields. An array of transport links are within walking distance all offering easy access to the City and beyond.

**£1,650,000**  
**Freehold**

## **KEY FEATURES**

- Set on a popular street in London Fields
- Four bedroom terraced Victorian home
- Bathed in natural light
- Three reception rooms
- 53ft private garden
- Ideally positioned for excellent schools
- London Fields & Broadway Market
- An array of transport links

## **ENERGY PERFORMANCE CERTIFICATE**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77   C
55-68	D		
39-54	E	49   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 E - £1,958.16 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.













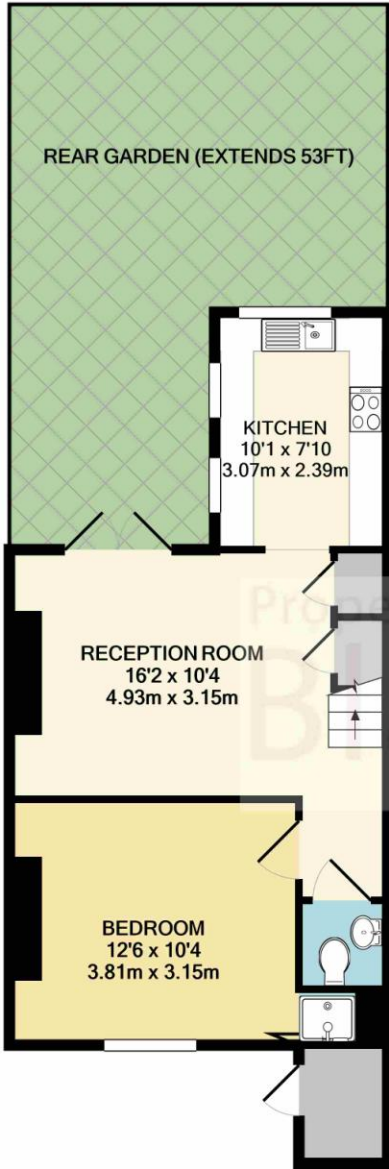




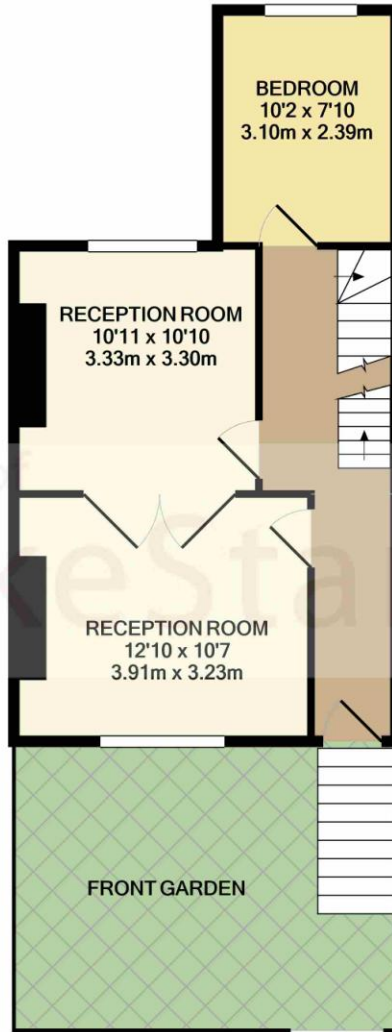




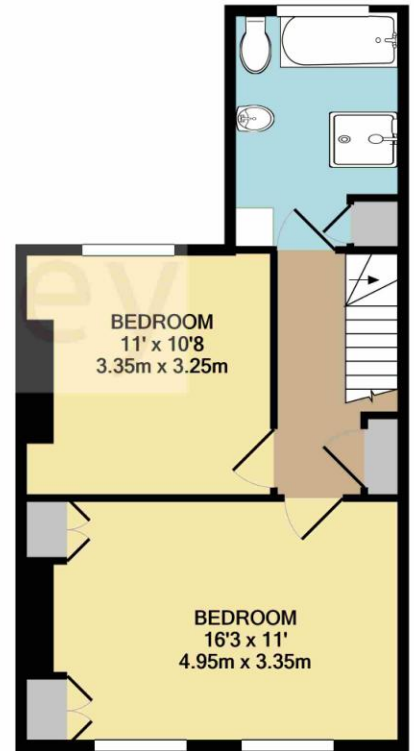




LOWER GROUND FLOOR



RAISED GROUND FLOOR



1ST FLOOR

TOTAL APPROX. FLOOR AREA 1386 SQ.FT. (128.8 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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