

Shore Place, E9



Nestled between London Fields and Victoria Park is this well presented five bedroom, three reception room, two bathroom mid-terrace house with a south-west facing garden. Comprising on the ground floor a kitchen/diner leading onto the garden, two further reception rooms and bathroom, with the first & second floors made up of the five bedrooms, second bathroom and additional WC. The garden offers both lawn and patio, plus a shed for storage. The property is ideally situated for the cafés, bars and restaurants of Broadway Market and Victoria Park Village, amongst numerous other local amenities and also benefits from Regents Canal being only moments away. The transport links of Hackney Central, London Fields, Cambridge Heath and Bethnal Green are close by, putting Shoreditch, the City and beyond in easy reach.

£1,250,000

Freehold

KEY FEATURES

- Substantial 1930's mid-terrace period house.
- Nestled between London Fields and Victoria Park.
- Presented in excellent condition and bathed in light.
- Boasting 1642sqft (152.5sqm) spread across three floors.
- Three reception rooms.
- Five bedrooms and two bathrooms.
- Large south-west facing garden.
- Close to amenities and highly rated schools.
- Surrounded by an array of local transport links.
- Property is sold chain free.

ENERGY PERFORMANCE CERTIFICATE

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	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 D - £1,773.29 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.







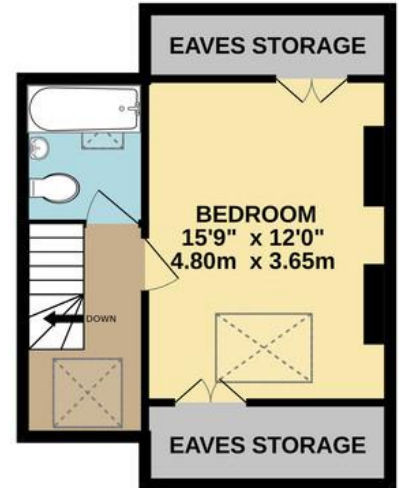
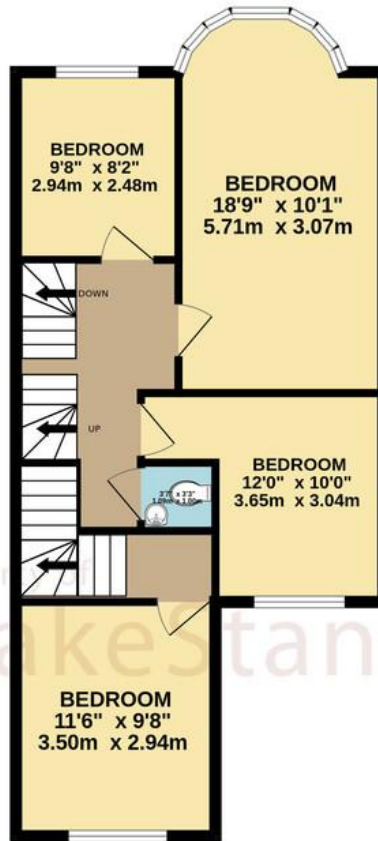
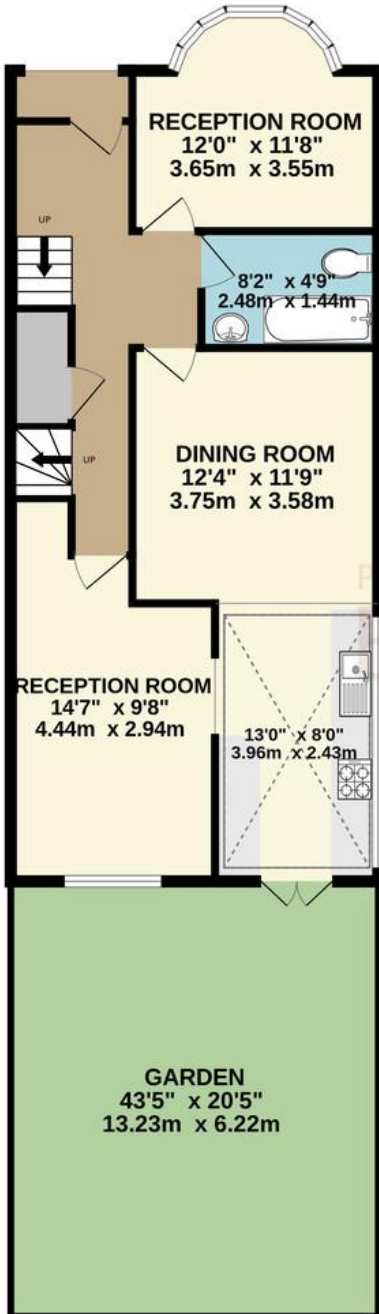




GROUND FLOOR
705 sq.ft. (65.5 sq.m.) approx.

1ST FLOOR
575 sq.ft. (53.4 sq.m.) approx.

2ND FLOOR
362 sq.ft. (33.7 sq.m.) approx.



TOTAL FLOOR AREA : 1642 sq.ft. (152.5 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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