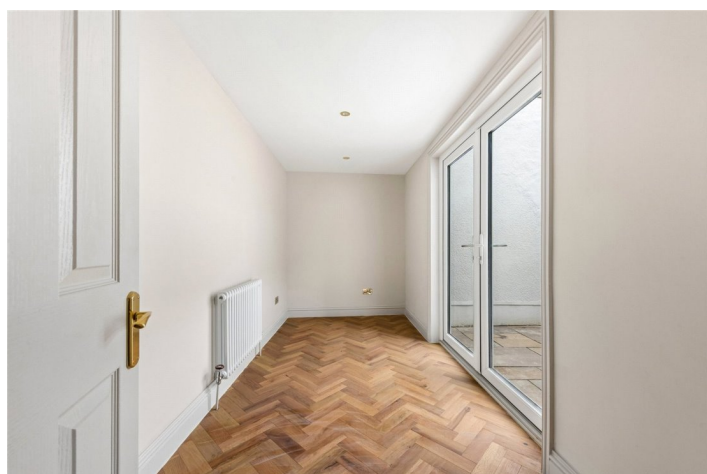




MIDDLETON ROAD, LONDON, E8  
OIEO £600,000 SHARE OF FREEHOLD

## RECENTLY REFURBISHED DOUBLE BEDROOM GROUND FLOOR PERIOD CONVERSION BETWEEN LONDON FIELDS & DE BEAUVOIR

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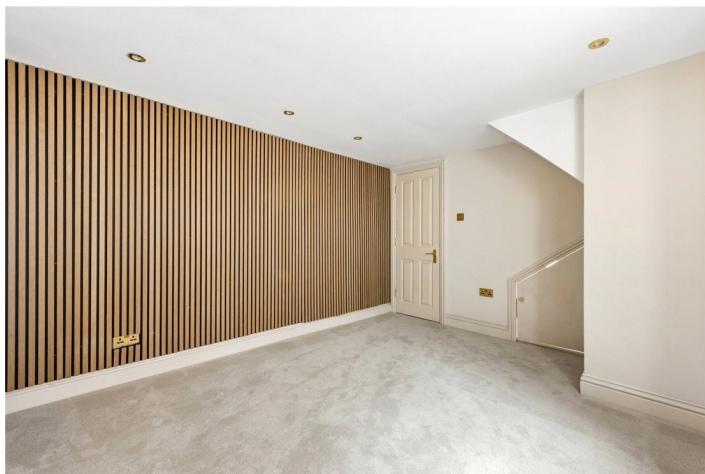


## DESCRIPTION:

A superb two double bedroom period conversion located on Middleton Road, E8. Offered to the market chain free and recently refurbished, the apartment is split across the ground and lower floor with it's own private entrance. The property offers a bright and spacious contemporary kitchen which flows into a large reception. The space is refined by double glazed sash windows, allowing for plenty of light, high ceilings, parquet wood flooring and a shaker-style kitchen with quartz worktops. An additional room is located to the rear of the property which could be used as a separate dining room or a study and this opens onto a private patio garden. The accommodation continues on the lower ground floor and comprises further of two generous double bedrooms, a contemporary shower suite, with gold fixtures neutral tiling, and fitted cabinetry under the sink.

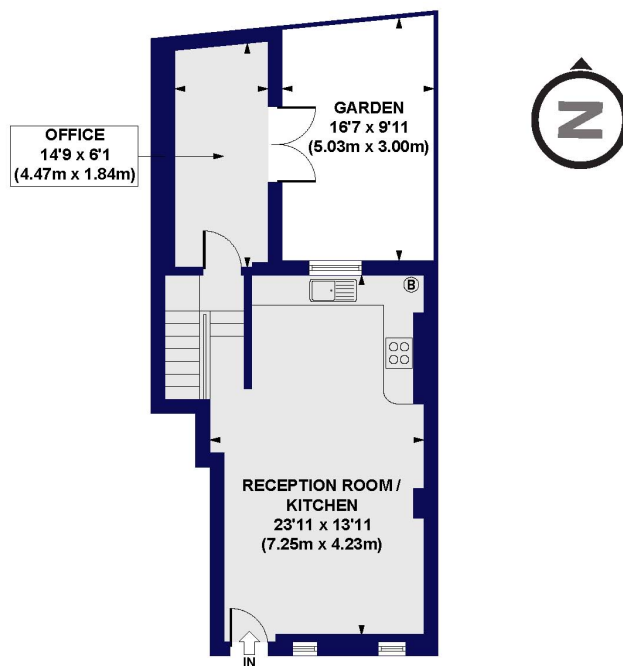
Middleton Road is a quiet road away from the bustle of the city, yet remains close. London Fields and De Beauvoir both promote a vibrant village atmosphere, being popular and sought after locations hosting multiple cafes, restaurants and independent shops in the immediate area. Broadway Market hosts a weekend market selling international street food, fresh produce and artisan crafts. The green spaces of London Fields are located nearby, with its popular heated Lido great for both the summer and winter months. Stonebridge Gardens and Haggerston Park are also walking distance. Several transport links offer effortless access across London and beyond, with Haggerston Overground and Dalston Junction, plus access to several local bus routes.

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**Middleton Road, E8**  
**Approx. Gross Internal Floor Area 793 sq. ft / 73.68 sq. m**



All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and do not constitute any warranty or representation by the seller, their agent or CP Creative. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of the information contained in these plans. This plan is for illustrative purposes only and should be used as such by any prospective purchasers.

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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             |         | 77 C      |
| 55-68 | D             | 57 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

<https://www.winkworth.co.uk/sale/property/HAC260483>

**Tenure:** Share of Freehold

**Council Tax Band:** C

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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