



CHARNOCK ROAD, LONDON, E5
£1,250,000 FREEHOLD

STUNNING THREE BEDROOM VICTORIAN HOME ON CHARNOCK ROAD.

Hackney | 020 8986 4216 | hackney@winkworth.co.uk

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DESCRIPTION:

Offered to the market chain-free, this exceptional three-bedroom Victorian home offers well proportioned accommodation, on a quiet residential street.

The ground floor comprises of an impressive double reception room, featuring a striking bay window. To the rear, a generous kitchen/diner is fitted with a classic shaker-style kitchen and opens onto a substantial south-facing garden. The room allows for plenty of light and is a great space for cooking and entertaining.

The first floor provides three well-appointed bedrooms, including an elegant principal bedroom positioned to the front of the house, benefitting from excellent proportions and large windows. Two of the bedrooms retain attractive feature fireplaces. A main bathroom suite is situated off the main hallway situated conveniently between the bedrooms. In addition, a versatile loft room currently offers valuable storage or for use as an additional study/bedroom, with excellent scope for an official bedroom conversion, subject to the usual planning consents.

Charnock Road is perfectly positioned between Lower Clapton and Hackney Downs. A vibrant and eclectic array of independent cafés, restaurants, and boutiques are within close proximity. Superb transport links are available via Hackney Downs and Rectory Road Overground stations, and the expansive green spaces of Hackney Downs, Hackney Marshes, and the Lee Valley Regional Park are all nearby.

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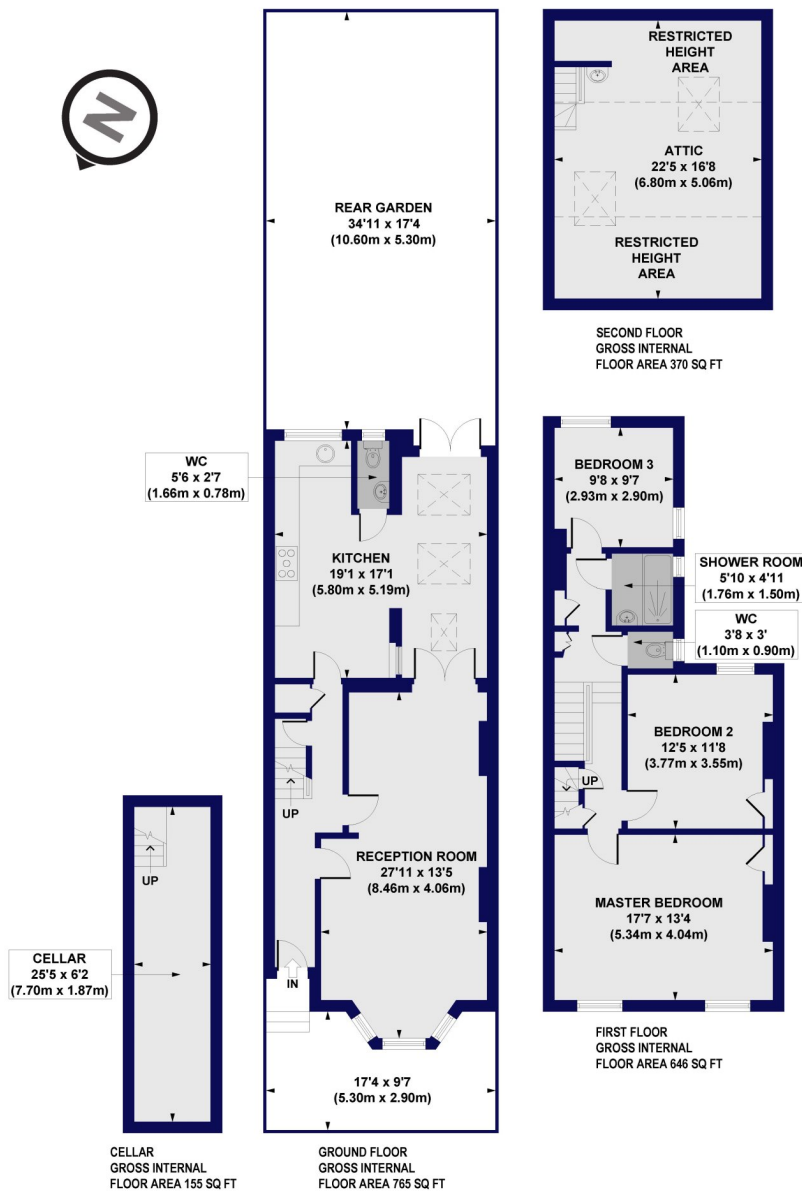


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Approx. Gross Internal Floor Area 1936 sq. ft / 179.87 sq. m (Including Restricted Height Area)

Approx. Gross Internal Floor Area 1718 sq. ft / 159.60 sq. m (Excluding Restricted Height Area)



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	71 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Tenure: Freehold

Term: 0 year and 0 months (Subject to change)

Service Charge: £0 per annum (approx.)

Ground Rent: £ 0 Annually (Subject to review)

Council Tax Band: D

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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