



MEHETABEL ROAD, LONDON, E9
£1,300,000 FREEHOLD

AN EXCEPTIONAL AND RARELY AVAILABLE TWO TO
THREE BEDROOM HOUSE IN THE HEART OF HACKNEY
JUST A SHORT WALK TO HACKNEY CENTRAL STATION

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



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DESCRIPTION:

Welcome to this immaculate two/three-bedroom period house located on Mehetabel Road, offering approximately 1,300 square feet of beautifully designed living space spread across three floors. Steeped in history, this charming residence seamlessly blends period features with modern amenities, providing a comfortable and stylish environment. Entering the property, the lower ground floor unveils an open-plan kitchen diner/reception room, complete with integrated appliances. This inviting space seamlessly flows out to the south facing private garden which isn't overlooked. Ascending to the ground floor, you're greeted by a through lounge reception room, with sash windows which allow an abundance of natural light to stream through. The first-floor houses two generously sized bedrooms, with the master bedroom featuring built-in wardrobes.

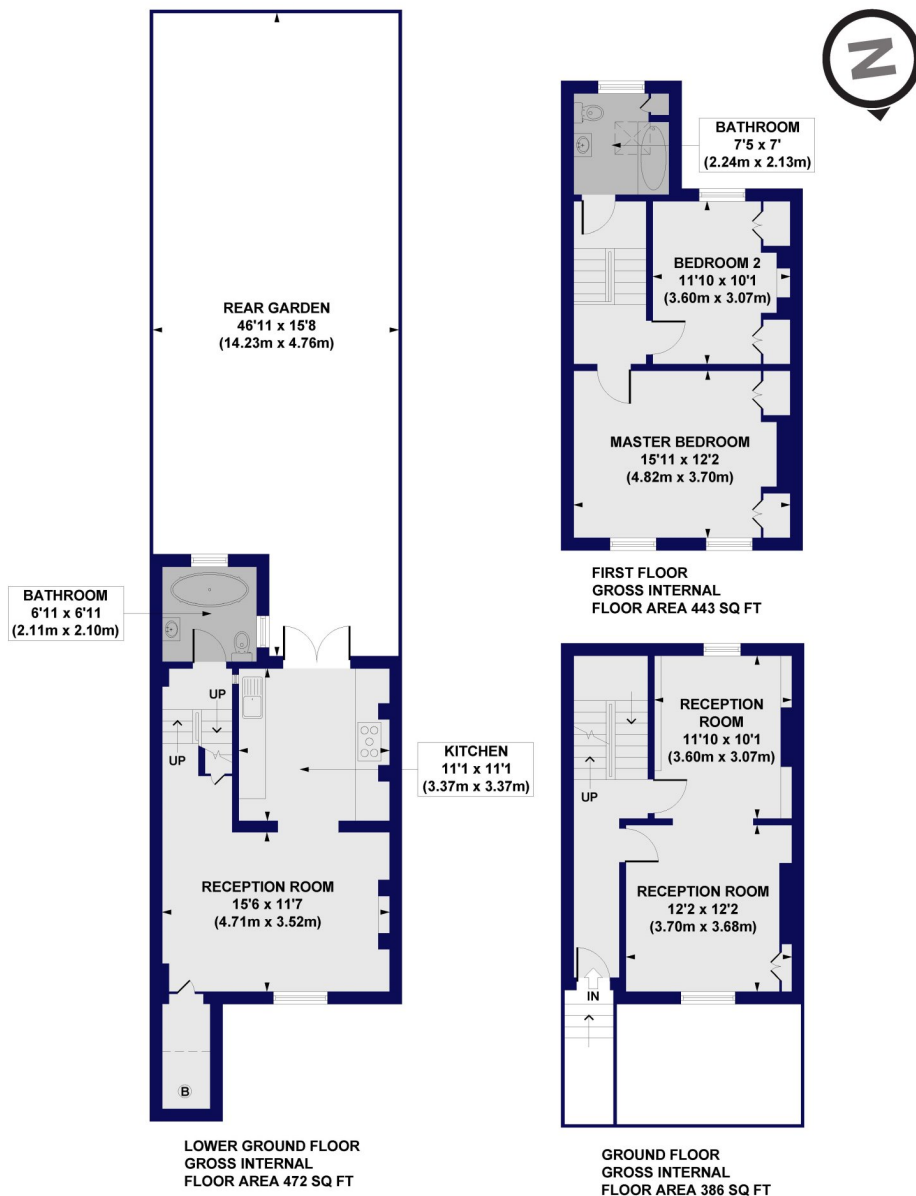
Situated in a sought-after location, Mehetabel Road offers residents a plethora of amenities within easy reach. Local shops, cafes, and restaurants are just a short stroll away, catering to everyday needs. Transport links are excellent, with convenient access to bus routes and nearby train stations such as Hackney Central, facilitating effortless commuting to the wider area.

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Mehetabel Road, E9
 Approx. Gross Internal Floor Area 1300 sq. ft / 120.82 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.

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
A (92-100)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
62	81
England, Scotland & Wales	
EU Directive 2002/91/EC	

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