



MEHETABEL ROAD, LONDON, E9
£1,250,000 FREEHOLD

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

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DESCRIPTION:

Welcome to this immaculate two/three-bedroom period house located on Mehetabel Road, offering approximately 1,279 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.

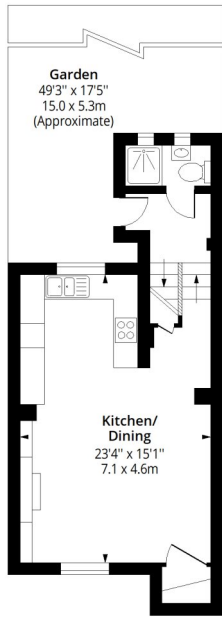
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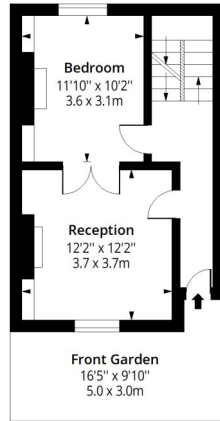
Mehetabel Road, E9

Approx. Gross Internal Area 1279 Sq Ft - 118.82 Sq M



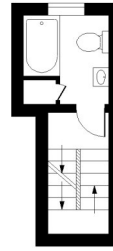
Basement

Floor Area 424 Sq Ft - 39.39 Sq M



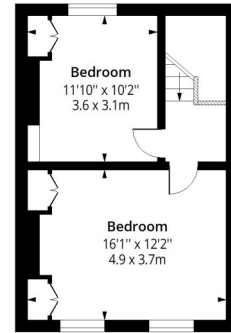
Ground Floor

Floor Area 371 Sq Ft - 34.47 Sq M



First Floor

Floor Area 88 Sq Ft - 8.18 Sq M



Second Floor

Floor Area 396 Sq Ft - 36.79 Sq M

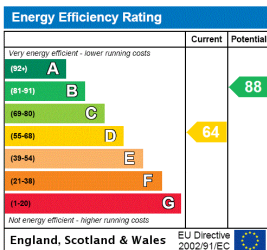


Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.

lpaplus.com

Date:26/9/2024

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.



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