



**BUXHALL CRESCENT, LONDON, E9**  
**£550,000 FREEHOLD**

**TWO BEDROOM FREEHOLD HOUSE SITUATED  
IN HACKNEY WICK AND MOMENTS FROM  
VICTORIA PARK.**

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## DESCRIPTION:

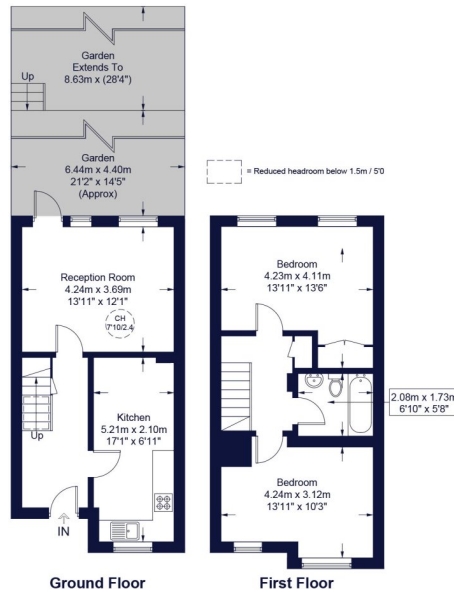
A bright and spacious freehold chain-free house situated within a quiet location in Buxhall Crescent. The ground floor of the property comprises of a large kitchen diner, to the rear is a separate reception room which opens out to a fantastic southwest facing garden, laid to patio and extending even further into a woodland section which also forms part of the garden. Up to the first floor, you'll find the principal bedroom towards the rear overlooking the peaceful garden, enhanced by fitted wardrobes, the second double bedroom, also of good size, and a family bathroom suite located between both bedrooms. The property benefits from the potential to extend into the loft space (subject to planning permission) and/or the possibility to open up the space between the kitchen and reception.

Conveniently located close to a variety of local cafe's, bars, restaurants that Hackney Wick has to offer, including Crate Brewery Pizzeria and Barge East situated along the banks of the River Lee. A variation of shops, restaurants and entertainment can be found at Westfield Stratford nearby. Buxhall Crescent offers convenient transport links into the City & West End, including the overground via Hackney Wick and Homerton, plus many well connected local bus routes.

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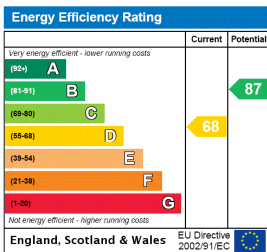
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This plan is for layout guidance only and is not to scale unless stated. All dimensions, including windows, doors, fittings, and total area, are approximate measurements. Produced by a



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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