



ICKBURGH ROAD, LONDON, HACKNEY, E5
'OFFERS IN EXCESS OF' £1,750,000 FREEHOLD

A SIZEABLE, FIVE/SIX BEDROOM FAMILY HOME WITH LARGE GARDEN SITUATED IN HACKNEY, E5.

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DESCRIPTION:

This sensational five/six-bedroom family home is located on one of Hackney's most sought-after streets, Ickburgh Road. Spanning four floors and over 2,300 sqft, the property combines Victorian charm with modern family living.

Upon entering the raised ground floor, you'll find a bright, south-facing reception room with ornate corning and a beautiful bay window, filling the space with natural light. At the rear, a cleverly designed utility room and spacious kitchen lead out to a superb 54 ft. private, landscaped garden. The basement is a self-contained one-bedroom flat with its own entrance, bathroom/toilet, and kitchen. Notably, the property features wall and floor insulation between the basement flat and upstairs for added comfort.

The first and second floors house five double bedrooms, offering views of the peaceful, tree-lined street and rear garden. Throughout the house, new double-glazed sash windows enhance energy efficiency and functionality, and oak flooring is present in almost all rooms. There are four toilets in total, two shower rooms and one family bathroom, providing ample convenience for a family.

The immediate area boasts excellent dining and drinking options, such as P. Franco, Charles Artisan Bread, and My Neighbours The Dumplings on nearby Lower Clapton Road. A short walk to the west leads to Stoke Newington and its many attractions. The weekly food market on Chatsworth Road is about a fifteen-minute walk away. Other nearby amenities include Hackney Picture House, London Fields Lido, and the Grade-II* listed St John at Hackney, an eighteenth-century chapel and live music venue. For green spaces, Millfields, Abney, Clissold Parks, and Hackney Downs are all close by.

The house is in the catchment area for several highly sought-after primary and secondary schools. For transport, Clapton Station is seconds away, offering fast and regular Overground services to Liverpool Street. There are also plenty of good bus connections nearby with routes to the city and West End.

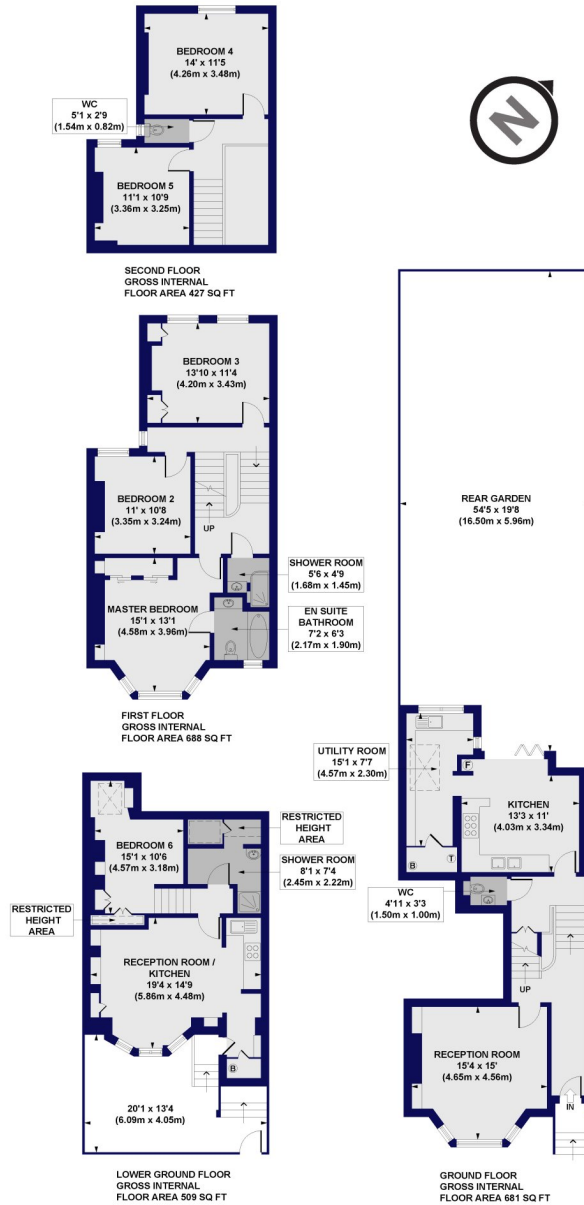
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Approx. Gross Internal Floor Area 2304 sq. ft / 214.09 sq. m (Including Restricted Height Area)
 Approx. Gross Internal Floor Area 2269 sq. ft / 210.83 sq. m (Excluding Restricted Height Area)



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.



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)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
68	78
England, Scotland & Wales	
EU Directive 2002/91/EC	

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