

Powerscroft Road, E5

4 2 3

£1,568,000 *Freehold*

Back to the market following a lower chain collapse. This charming and beautifully designed late Victorian house has been tastefully upgraded to create the most stunning home. The layout has been designed by local Architect Smith & Newton and finished to exacting standards. The house offers a sleek and modern design throughout and is harmoniously blended with beautiful contemporary materials. The ground floor comprises of a bright reception room with a vast bay window, plantation shutters and oak parquet flooring featuring throughout. A handy WC is located in the hallway and a convenient utility area fitted with a separate washing machine and tumble dryer is fitted in the corridor just before entering the kitchen. A striking Leicht kitchen with clean lines, shelving and cabinetry create a wonderful space for entertaining, with underfloor heating and integrated appliances featuring an island and breakfast bar extension for ample worktop and storage space. Natural light floods the kitchen from the sky light and the rear bi-fold doors, which fully retract to a well-kept, landscaped garden. The space creates a seamless indoor-outdoor flow which is perfect for alfresco dining and entertaining. Leading upstairs to the first floor, are three bedrooms, all of generous size, two of which are currently used as bedrooms. All of them benefit from new double-glazed windows, and the benefit of two contemporary shower rooms with fitted custom cabinetry.





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The third bedroom is currently utilised as a storage room/workspace. The upper floor leads to a beautifully bright loft bedroom with plenty of height, eaves storage and an en-suite bathroom. There is a large basement which is excellent for additional storage, with the potential of being converted into further living space in the future (subject to planning). The house benefits from being extensively refurbished over the last few years and includes brand new plumbing and electrics throughout, new double glazing, a bespoke Rationel front door, to prevent drafts, soundproofing course, new loft insulation & guttering, newly installed Victorian style radiators, shutters and state of the art Daikin air conditioning, which offers cooling, heating and dehumidifies.

Powerscroft Road enjoys immediate access to a vibrant selection of independent cafés, boutique shops, and the popular Sunday Market at Chatsworth Road alongside the nearby green spaces of Hackney Marshes, Hackney Downs, and several waterside and canal walks. For families, the property sits within the catchment for several popular schools. Excellent transport connections are found via Hackney Downs and Hackney Central overground, ensuring convenient access into the City, West End and beyond. Early viewing is recommended.













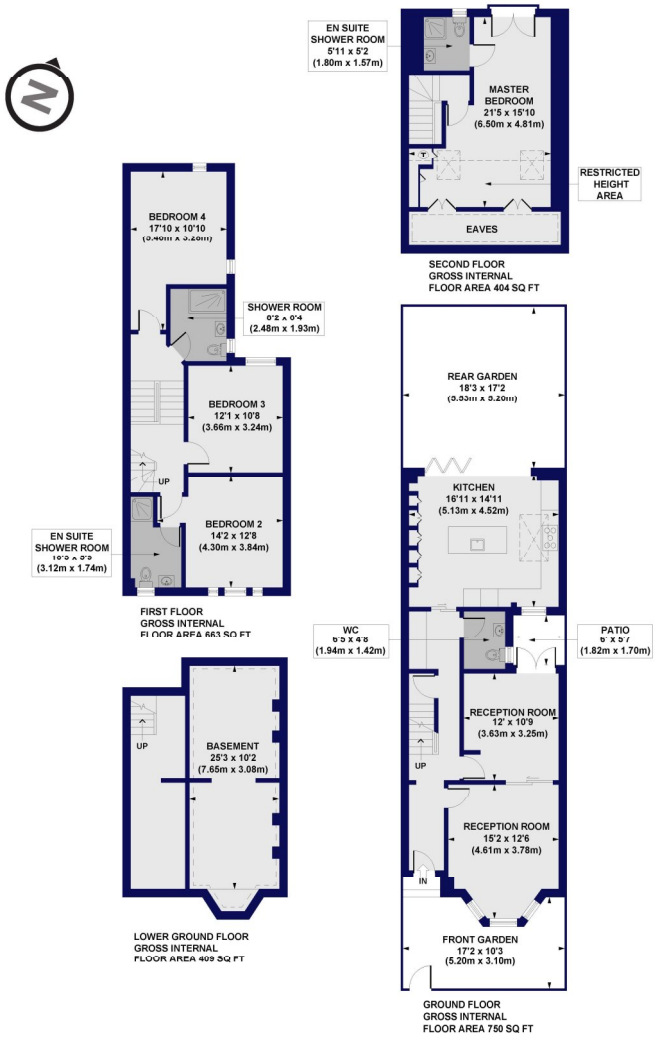


MATERIAL INFO

Tenure: Freehold
Council Tax Band: E
EPC rating: C

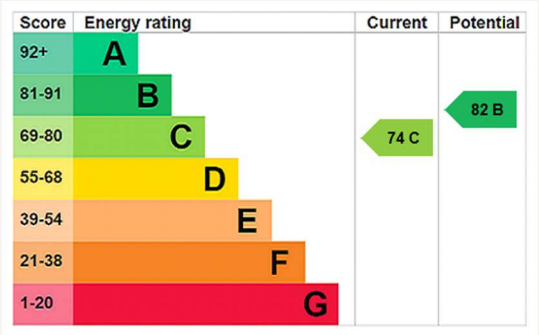
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Approx. Gross Internal Floor Area 2226 sq. ft / 206.84 sq. m (Including Restricted Height Area & Eaves)
Approx. Gross Internal Floor Area 1807 sq. ft / 167.84 sq. m (Excluding Restricted Height Area & Eaves)



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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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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