



MIDDLETON ROAD, LONDON, E8
£650,000 SHARE OF FREEHOLD

**A STUNNING DOUBLE BEDROOM SPLIT LEVEL
 PERIOD CONVERSION BETWEEN LONDON
 FIELDS & DE BEAUVOIR.**

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DESCRIPTION:

A superb two double bedroom period conversion located on Middleton Road, E8. Offered to the market chain free and recently refurbished, the apartment is split across the first and second floor with its own private entrance. The property offers a bright and spacious contemporary kitchen which flows into a spacious reception room. The space is refined by double glazed sash windows, allowing for plenty of light, parquet wood flooring, wall panelling and a shaker-style kitchen with quartz style worktops, offering enhanced period character, in keeping with the history of the building. A convenient WC, sits between the reception and kitchen.

A private terrace leads off from the first-floor hallway, providing a great spot for enjoying morning coffee and some fresh air, with plenty of room to place some ornamental plant pots and garden furniture if desired. The accommodation continues on the second floor and comprises further of two generous double bedrooms, a modern shower suite, with gold fixtures, neutral tiling, and fitted cabinetry under the sink.

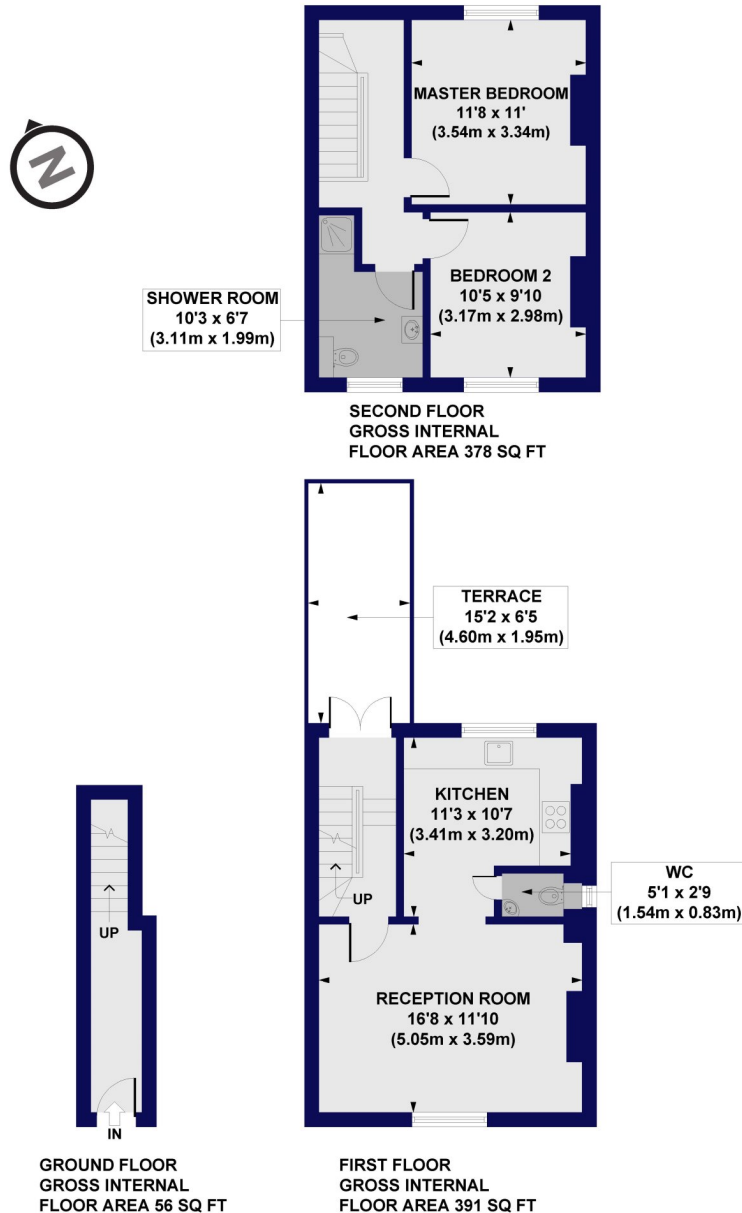
Middleton Road is a quiet road, away from the hustle and bustle of the city. London Fields and De Beauvoir promote a vibrant village atmosphere, both being popular and sought after locations, hosting multiple cafes, restaurants and independent shops in the immediate area. Broadway Market hosts a weekend market selling international street food, fresh produce and artisan crafts. The green spaces of London Fields are nearby, with its popular heated Lido great for both the summer and winter months. Stonebridge Gardens and Haggerston Park are also within walking distance. Several transport links offer effortless access across London and beyond, with Haggerston Overground and Dalston Junction, plus access to several local bus routes.

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Middleton Road, E8
Approx. Gross Internal Floor Area 825 sq. ft / 76.66 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

<https://www.winkworth.co.uk/sale/property/HAC260276>

Tenure: Share of Freehold

Service Charge: £TBC

Council Tax Band: D

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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