

SUTTON SQUARE, URSWICK ROAD, HACKNEY, E9  
**£775,000 LEASEHOLD**

## A BEAUTIFUL HOUSE WITH PRIVATE AND COMMUNAL GARDENS IN EXCLUSIVE COMMUNITY

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### DESCRIPTION:

A delightful, beautifully presented two-bedroom modern town house forming part of this award-winning garden square development in the heart of a popular conservation area.

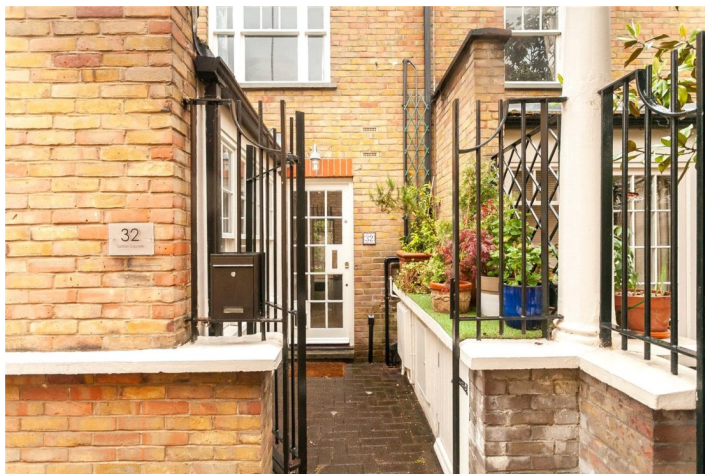
Located within a sought after and secluded spot moments away from St John's Churchyard & The National Trust's Sutton House yet refreshingly close to the vast array of Cafes, Bars, restaurants and Boutiques that Hackney has to offer. The property itself is tastefully decorated, arranged over two floors and comprises a fitted kitchen with wooden worktops and separate dining room, a bright & spacious reception room which leads out onto a large private and secluded patio garden – Perfect for entertaining! The upper floor plays host to the modern fitted bathroom and two double bedrooms.

There are several unique factors which add to the property's allure; an ornamental pond and surrounding communal garden providing a relaxing safe place to play with the children or read a book right on your doorstep! Additionally, the property looks onto the grounds of St Johns of Hackney Church. The property is within the catchment of Outstanding (OFSTED rated) nursery and primary schools and offers off street parking. Shopping and transport facilities are a stone's throw away providing swift access to the city.

Given the rarity and value of the prospect viewings are highly recommended!

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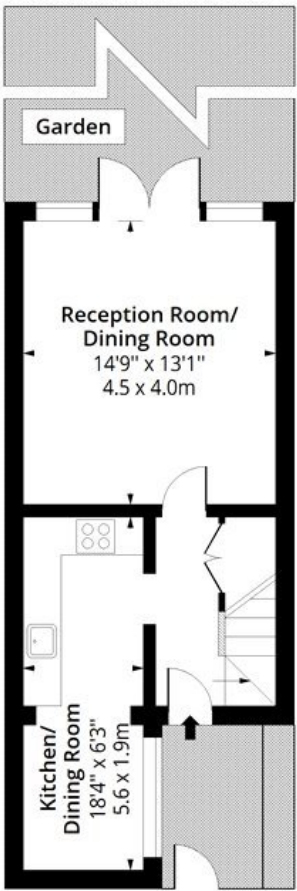




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# Sutton Square, Urswick Road, E9

Approx. Gross Internal Area 725 Sq Ft - 67.35 Sq M



## Ground Floor

Floor Area 385 Sq Ft - 35.77 Sq M



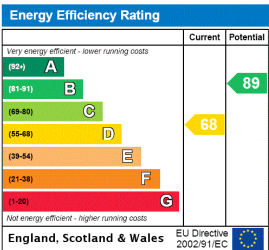
## First Floor

Floor Area 340 Sq Ft - 31.59 Sq M

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.

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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.



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