



MEHETABEL ROAD, LONDON, E9  
£1,300,000 FREEHOLD

AN EXCEPTIONAL AND RARELY AVAILABLE TWO TO THREE  
BEDROOM HOUSE IN THE HEART OF HACKNEY JUST A  
SHORT WALK TO HACKNEY CENTRAL STATION

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## DESCRIPTION:

Welcome to this immaculate two-bedroom period house located on Mehetabel Road, offering approximately 1,277 square feet of beautifully designed living space spread across three floors. Steeped in history, this charming residence seamlessly blends period features with modern amenities, providing a comfortable and stylish environment. Entering the property, the lower ground floor unveils a modern open-plan kitchen diner/reception room benefitting from polished concrete floor throughout, complete with integrated appliances, the kitchen is a solid wood kitchen from British Standard. This inviting space seamlessly flows out to the 45'' South facing private garden which isn't overlooked, additionally, the lower ground floor boasts a convenient utility room and a well-appointed shower room, enhancing the practicality of the home. Ascending to the ground floor, you're greeted by a through lounge reception room, with sash windows which allow an abundance of natural light to stream through. The first-floor houses two generously sized bedrooms, with the master bedroom featuring built-in wardrobes by Hill & Hurl, providing ample storage solutions while maintaining the sleek aesthetic of the room. The house also benefits from original window shutters, working fireplaces throughout and a log burner.

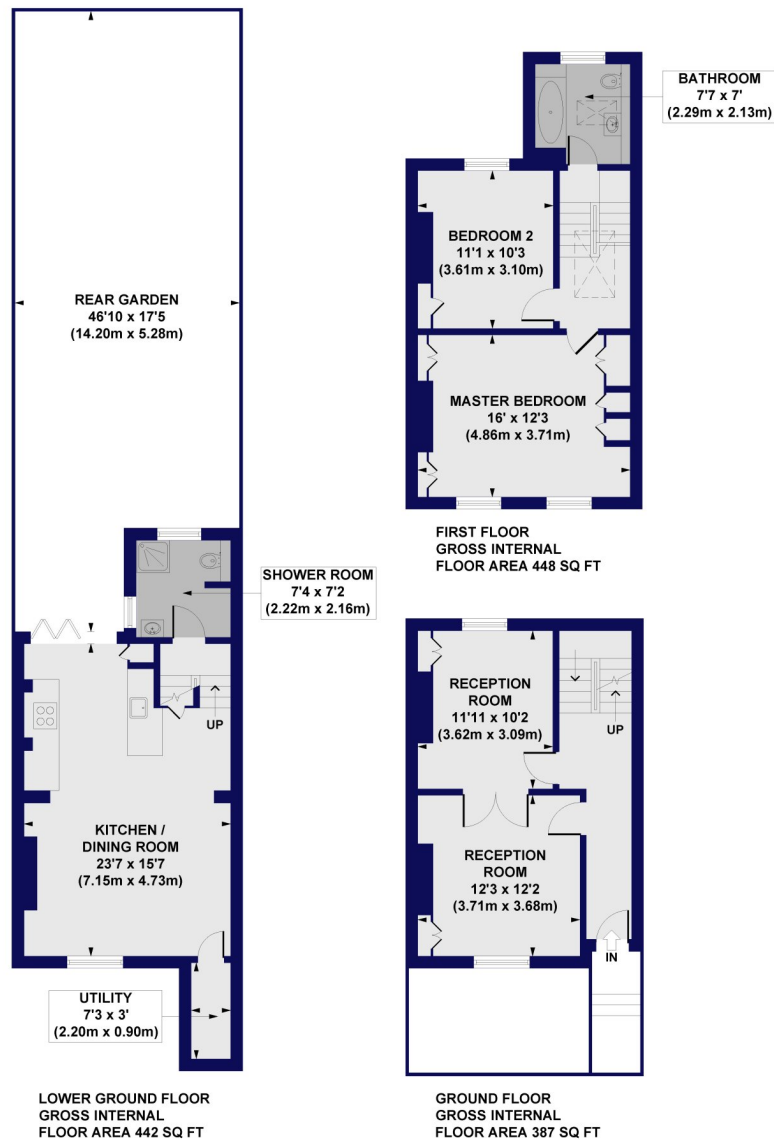
Situated in a sought-after location, Mehetabel Road offers residents a plethora of amenities within easy reach. Local shops, cafes, and restaurants are just a short stroll away, catering to everyday needs. Transport links are excellent, with convenient access to bus routes and nearby train stations such as Hackney Central, facilitating effortless commuting to the wider area.

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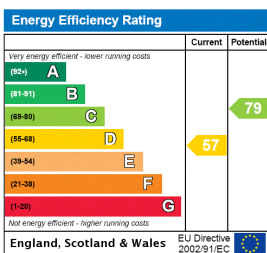
Mehetabel Road, E9  
 Approx. Gross Internal Floor Area 1277 sq. ft / 118.64 sq. m



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.



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