



POOLE ROAD, LONDON, E9
£1,750,000 FREEHOLD

A BEAUTIFUL FOUR BEDROOM TWO BATHROOM VICTORIAN HOUSE JUST A SHORT WALK AWAY FROM VICTORIA PARK

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DESCRIPTION:

This is a rarely available stunning four-bedroom two-bathroom Victorian house. This immaculate property is the perfect blend of modern luxury and period charm, offering a stylish and spacious living experience. Upon entering the house, you'll immediately be struck by the beautifully restored original features, including high ceilings, intricate cornicing, and period fireplaces. The ground floor features a spacious through lounge, perfect for relaxing or entertaining guests, on the lower ground floor there is a modern open-plan kitchen and dining area with high-quality appliances, ample storage, and bi-folding doors leading out into the private garden. The lower ground floor also benefits from a double bedroom/extra reception room and a modern three-piece bathroom suite.

Upstairs, you'll find another three generously proportioned bedrooms, each beautifully decorated and flooded with natural light. The bedrooms share a stylishly designed family bathroom. Outside, there is a well-maintained private garden, perfect for al fresco dining or enjoying a morning coffee. The house also benefits from a home office on the top floor, perfect for anyone working from home.

The property is located on a residential street in the heart of Hackney, it benefits from array of trendy bars, restaurants, shops, and cultural attractions, making it a popular destination for both locals and visitors alike. Transport links in the area are excellent, with Hackney Central station just a short walk away from Poole Road. From here, you can easily access the Overground network, providing quick and convenient connections to destinations across London, including the City, Canary Wharf, and West End. Additionally, there are numerous bus routes running through the area, offering easy access to other parts of the city.

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Poole Road, E9

Approx. Gross Internal Floor Area 1926 sq. ft / 178.95 sq. m (Including Restricted Height Area)

Approx. Gross Internal Floor Area 1908 sq. ft / 177.24 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.

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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.

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
A (92-100)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
65	82
England, Scotland & Wales	
EU Directive 2002/91/EC	

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See things differently

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