



SHRUBLAND ROAD, LONDON, E8  
**£625,000 LEASEHOLD**

## CHARMING ONE BEDROOM GARDEN FLAT – SHRUBLAND ROAD, E8

Hackney | 020 8986 4216 | [hackney@winkworth.co.uk](mailto:hackney@winkworth.co.uk)

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## DESCRIPTION:

Set within a characterful period semi-detached property, shared with just one other flat, the property has its own; entrance, large private south facing rear garden with separate side access and a generous own front garden.

The property offers well-proportioned accommodation throughout, blending period character with modern finishes. The reception room provides an inviting space for both relaxing and entertaining and leads directly onto a large private south facing garden, a rare feature in this location, perfect for alfresco dining, entertaining guests or enjoying a peaceful retreat. The kitchen is well-appointed with contemporary units and ample storage, the double bedroom is generously sized and the bathroom is finished to a high standard with modern fittings. The property further benefits from good storage and a practical layout, making it an ideal home for professionals, first time buyers or investors alike.

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### Location

Located on a quiet residential street, next to London Fields, the property is within easy reach of a wealth of local amenities including; Broadway Market, Regents Canal, Dalston Junction, Columbia Road Market, Victoria Park, Hoxton Market, Haggerston Park and Shoreditch Park offering a vibrant mix of cafés, restaurants, shops and green spaces. Excellent transport links are provided by London Fields, Haggerston and Dalston Junction and Kingsland Road Overground stations.

### Key Features

- One double bedroom
- Reception room
- Modern fitted kitchen
- Stylish bathroom
- Large private south facing garden
- Excellent transport links
- Highly sought after Hackney location

This property offers the perfect combination of character, comfort and location. Early viewings are highly recommended.

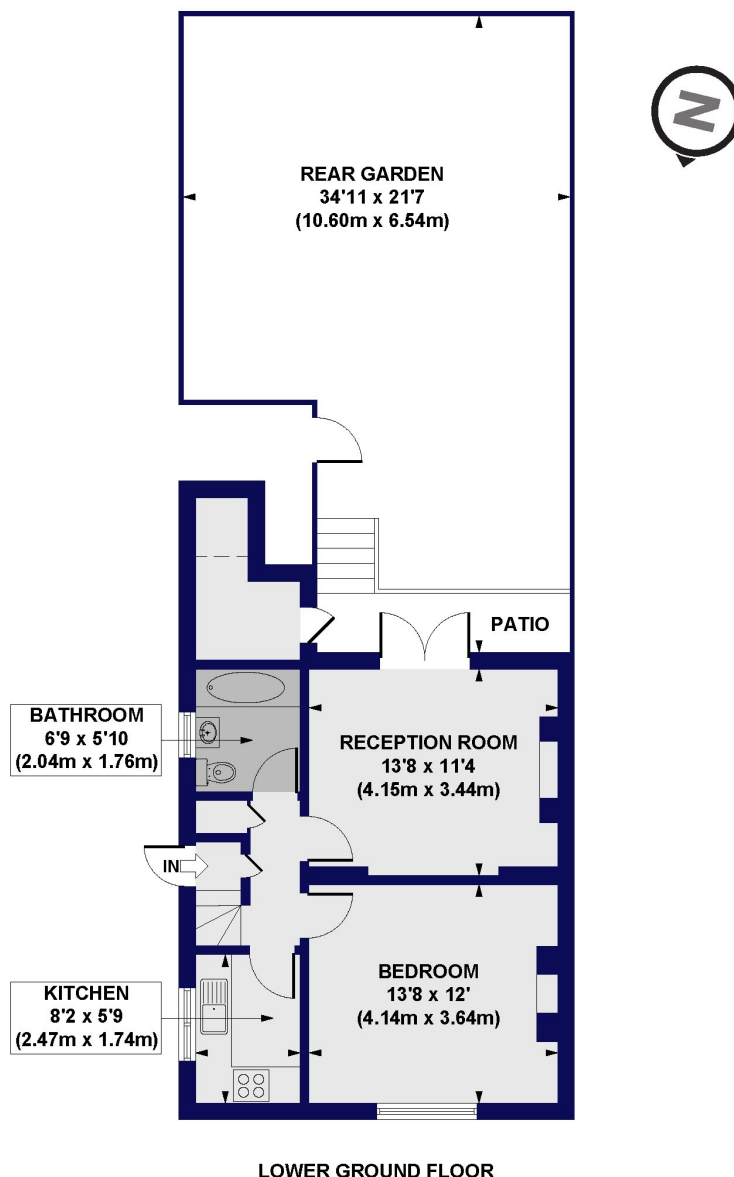
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**Shrubland Road, E8**  
**Approx. Gross Internal Floor Area 469 sq. ft / 43.60 sq. m**



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		
55-68	D	63 D	76 C
39-54	E		
21-38	F		
1-20	G		



<https://www.winkworth.co.uk/sale/property/HAC230466>

**Tenure:** Leasehold

**Term:** 95 year and 11 months

**Service Charge:** £0 per annum

**Ground Rent:** £ 9 Annually (subject to increase)

**Council Tax Band:** C

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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