

LONDON FIELDS, LONDON, E8
£625,000 LEASEHOLD

CHARMING ONE BEDROOM GARDEN FLAT – IN LONDON FIELDS, E8

Hackney | 020 8986 4216 | hackney@winkworth.co.uk

Winkworth

winkworth.co.uk

See things differently



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.

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.

The flat is a beautiful property ready to be enjoyed as it is, while also having the potential to extend subject to consent.

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

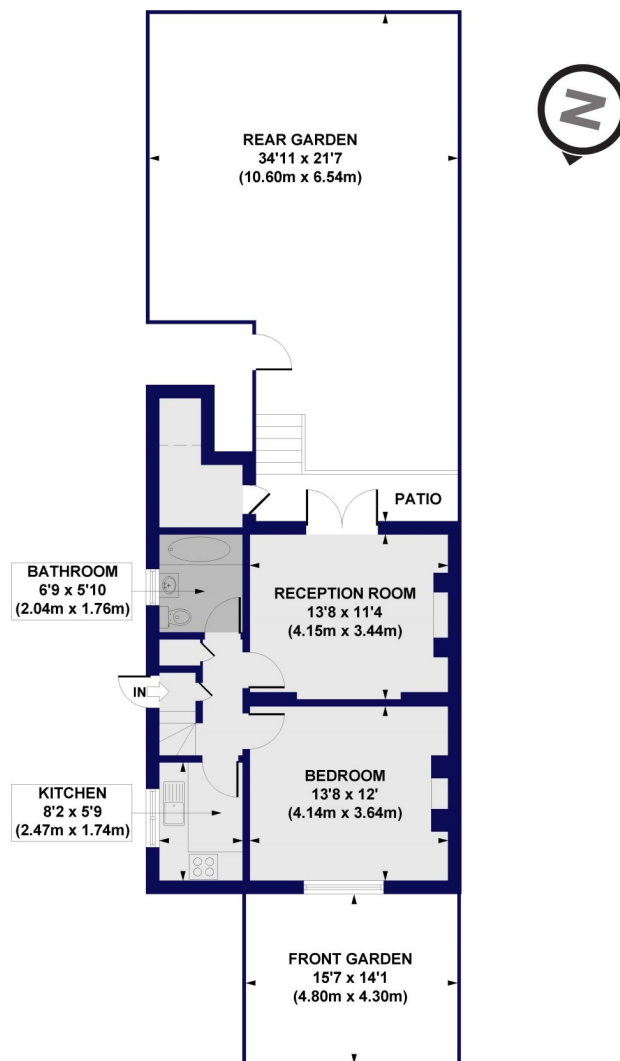
This property offers the perfect combination of character, comfort and location. Early viewings are highly recommended.

Winkworth



Winkworth

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



LOWER GROUND FLOOR

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.

Winkworth

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: £759.24 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.

Hackney | 020 8986 4216 | hackney@winkworth.co.uk

Winkworth

[winkworth.co.uk](https://www.winkworth.co.uk)

See things differently

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.