



ASHENDEN ROAD, LONDON, E5
OIEO £1,400,000 FREEHOLD

A BEAUTIFUL FIVE BEDROOM PERIOD HOME ON ASHENDEN ROAD.

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DESCRIPTION:

A fantastic, five bedroom well appointed energy efficient period home situated in the popular Ashenden Road, E5. The accommodation comprises of a front reception which is flooded in natural light through the bay window, and benefits from wood flooring and neutral decor. The main hallway then leads through to a spacious dining room also perfect as a secondary reception area. A convenient WC is located off the hallway before entering into a bright modernised kitchen with integrated appliances, plenty of cabinet storage and enough space for a breakfast table. The kitchen leads into a conservatory perfect for reading, and relaxation, opening onto a pretty garden, lined with mature trees and shrubs.

The upper floors provide an abundance of natural light. The first floor offers three generous bedrooms, with the principal bedroom offering custom inbuilt storage, and a full bathroom suite. The extended upper floor benefits from two double bedrooms, with the larger of the two offering plenty of eaves storage. A stylish shower room serves both bedrooms. The property further benefits from a fitted AirSource Heat Pump powered by Electricity & Solar Panels with an app to conveniently control the temperature throughout.

Ashenden Road is perfectly situated for an array of local amenities including independent shops, restaurants and coffee shops on nearby Chatsworth Road, which has a popular Sunday market consisting of street food and local produce. The house is within easy reach of several popular local parks including, Hackney Marshes, Victoria Park and Well Street Common with access to desirable schools and nurseries.

Excellent transport links are nearby with Homerton overground station and numerous bus routes offering effortless connections throughout London and beyond.

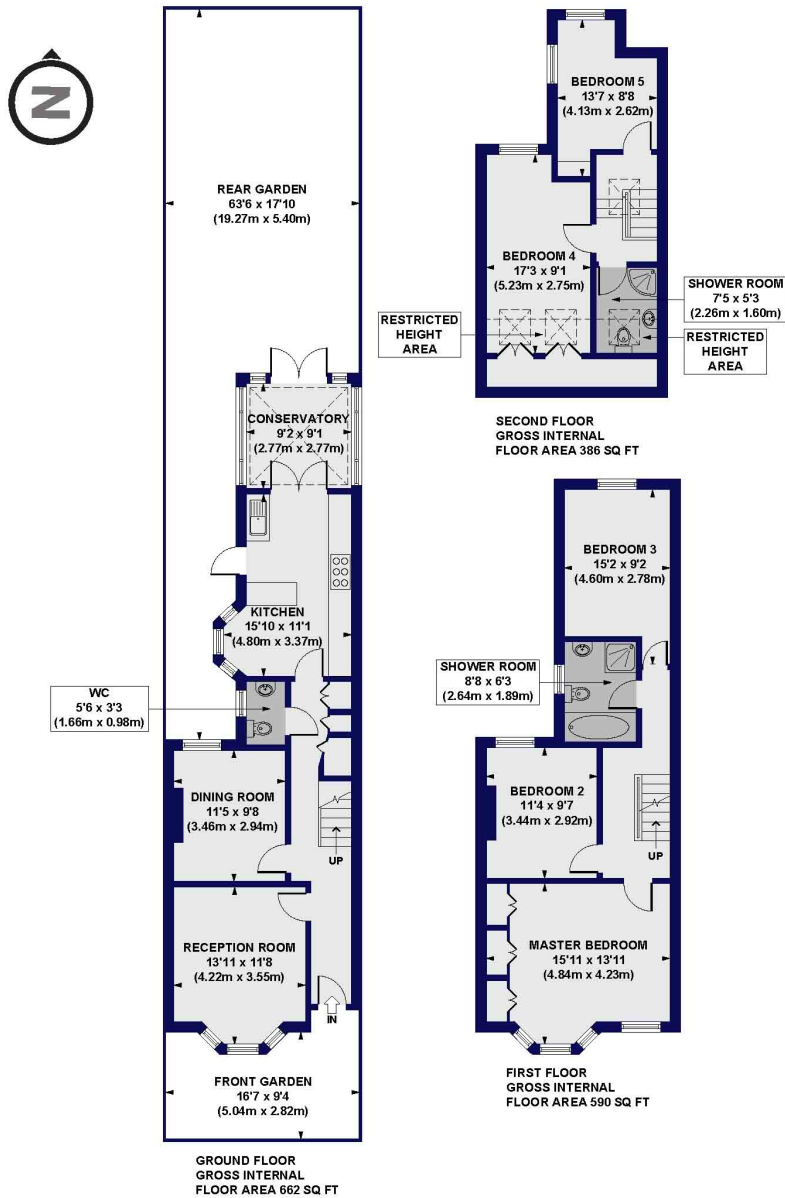
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Approx. Gross Internal Floor Area 1638 sq. ft / 152.19 sq. m (Including Restricted Height Area)
Approx. Gross Internal Floor Area 1551 sq. ft / 144.09 sq. m (Excluding Restricted Height Area)



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.



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	70 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Tenure: Freehold

Council Tax Band: D

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.

<https://www.winkworth.co.uk/sale/property/HAC260459>

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