



## Charming three bedroom period house with amazing garden

**Sigdon Road, London, E8**

£1,200,000 Freehold

savills



Three bedrooms  
Freehold  
Amazing road  
Large garden  
Period features

#### Local Information

Set in the heart of Hackney, this property is close to an array of shops, amenities and the open green spaces the area has to offer. Hackney Downs Overground Station provides direct access to Liverpool Street Station and the City. The property is located centrally between some of Hackney's most popular areas – London Fields, Dalston, Stoke Newington and Lower Clapton.

#### About this property

A very rare to the market elegant mid terrace period Freehold house. The property offers a wealth of charming features and modern touches. The house offers versatile accommodation arranged over 1448 sq ft of well-proportioned space over four floors, comprising of three bedrooms, two reception rooms, a kitchen dining room and a private garden to the rear. This well-configured charming house sits on a beautiful and quiet tree lined street.

#### Tenure

Freehold

#### Local Authority

London Borough of Hackney

#### Energy Performance

EPC Rating = C

#### Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Hackney Office.

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Sigdon Road, London, E8  
Gross Internal Area 1448 sq ft, 134.5 m²


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Approximate Area = 134.5 sq m / 1448 sq ft  
For identification only. Not to scale.  
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Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		87
(81-91) <b>B</b>		
(69-80) <b>C</b>	70	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC 	

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