



Elegant mid terrace 5 bedroom Victorian family house

Parkholme Road, Hackney, London, E8

£2,250,000 Freehold

savills

Victorian freehold
Five/Six bedrooms
Premiere location
Flexible living space
Bright sunny house
Close to schools and public transport
Mature west facing garden
Period features

Local Information

Located in Zone 2, Parkholme Road is well located for the open spaces of London Fields, the excellent Queensbridge & Gayhurst schools (subject to annual catchment changes) and a host of transport links. This quiet street is approximately five minutes' walk to Dalston Junction and Dalston Kingsland Overground stations with easy onward tube access. Broadway Market is also close by with its abundance of shops, restaurants and amenities and of course its famous weekly market.

About this property

The property is accessed via the raised ground and upon entering is a stunning main reception with glorious period features, feature fireplace, bay window and wonderfully high ceilings. To the rear is an extended kitchen/dining area with French doors out to a bright, well maintained west facing garden. Leading off the dining area is a useful utility room with additional WC. A small courtyard situated between the kitchen and utility room enhances the natural light through to the kitchen. The first floor has a bathroom, separate WC and three double bedrooms, including the spectacular master bedroom which spans the width of the house. Heading upstairs there is a bathroom and two further double bedrooms, the larger of which is split-level and offers flexible accommodation and possibilities for any buyer. The lower ground floor has an additional reception space (or could be used as a further bedroom) and a separate WC. This floor also as additional entrance back to street level, as well as access to convenient storage under the front garden. There is potential perhaps for any buyer to make this floor into a self-contained apartment (subject to consent and planning requirements)

Tenure

Freehold

Local Authority

London Borough of Hackney

Energy Performance

EPC Rating = D

Viewing

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

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Parkholme Road, Hackney, London, E8
 Gross Internal Area 2666 sq ft, 247.7 m²



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		80
(69-80)	C		
(55-68)	D	62	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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