



## Beautiful four bedroom family home with amazing large garden

**Queensbridge Road, Hackney, London, E8**

£1,300,000 Freehold

savills



Stunning Freehold house  
Charming period features  
Arranged over four floors  
Large garden  
Amazing location

#### Local Information

Queensbridge Road is perfectly located for London Fields, Haggerston Park as well as the plethora of bars, restaurants and shops of both Broadway Market and Shoreditch. Hackney Road has many quality local pubs, cafes and restaurants. Access into the City, Liverpool Street, Canary Wharf and the West End is accessible via the many local bus routes found on Hackney Road and Hoxton Overground Station.

#### About this property

A charming semi-detached period house offered to the market in one of East London's trendiest hot spots. This rare to the market Freehold is arranged over four levels comprising of over 1800 sq ft. with accommodation that is spacious and light throughout. Each floor is well-configured and the rooms are well proportioned giving the house a lovely flow. This home has an abundance of period features along with a large and beautiful well maintained private garden to the rear.

#### 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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Queensbridge Road, Hackney, London, E8  
Gross Internal Area 1869 sq ft, 173.6 m<sup>2</sup>



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Approximate Area = 173.6 sq m / 1869 sq ft  
Including Limited Use Area (1 sq m / 11 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-)	A	
(81-91)	B	84
(69-80)	C	
(55-68)	D	63
(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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