



Well-proportioned four bedroom freehold family house

Horton Road, Hackney, London, E8

£1,600,000 Freehold



End of terrace
Lovely period features
Larger than average house for the street
In excess of 2000 sq ft
Excellent location close to London Fields
Popular Street within trendy E8

Local Information

Horton Road is one of the most popular streets in London Fields and is close to an array of independent shops, coffee houses and restaurants found on nearby Wilton Way. Broadway Market is approximately 1 mile away offering everything from bakeries, coffee shops, restaurants and galleries to the popular weekend farmers' market. Convenient public transport links to the City, the West End and other parts of London include Hackney Central, Hackney Downs, Dalston Junction and London Fields stations as well as multiple bus routes.

About this property

Located in one of the area's most sought after roads and rare to the market is this elegant end-terrace Victorian house. Having been renovated and extended downstairs this property offers period features blended with a contemporary finish.

The house offers a versatile space arranged over 2100 sq ft of well-proportioned accommodation which is boasted by the high ceilings. From the moment you enter the house through the front door, you are met with an impressive open plan style of living which is great for a growing family as well as entertaining friends and family - this is the heart of the house. Bi-folding doors open up the back addition to a private rear garden. On the first floor you will find two double bedrooms along with a family bathroom. This is mirrored on the second level along with access to an attic space which makes for a great study/office or kids' den.

Tenure

Freehold

Local Authority

Hackney Council

Energy Performance

EPC Rating = D

Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Hackney Office.
Telephone: +44 (0) 20 7241 4111






Horton Road, Hackney, London, E8
Gross Internal Area 2110 sq ft, 196 m²

Approximate Area = 196.0 sq m / 2110 sq ft (Including Loft Space)
Including Limited Use Area (0.9 sq m / 10 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		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	58	82
England, Scotland & Wales	EU Directive 2002/91/EC 	

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