



An elegant semi detached house in pristine condition

Cassland Road, London, E9

£2,700,000 Freehold

savills



Spectacular semi detached house  
Beautiful leafy crescent  
Finished to an immaculate standard throughout  
Extensive rear garden  
Bursting with character  
Thoughtfully upgraded and remodeled

#### Local Information

The house enjoys an enviable position on one of the finest crescents in East London, overlooking a small well kept park complete with large mature trees and shrub beds. There are a host of excellent day to day amenities on nearby Well Street and in Victoria Park Village which is within easy walking distance and includes a Gail's bakery, Ginger Pig butcher and a host of cafes and pubs. The lovely open spaces of Victoria Park are within close proximity, with its boating pond, flower gardens and popular cafes.

#### About this property

Savills are delighted to offer on to the market this exquisite four storey semi detached house, which enjoys a fantastic location on one of East London's most desirable leafy crescents. The house has been finished to an exemplary standard throughout and offers the perfect balance of period character and sleek modern design, complete with grand entrance, stained glass windows, ornate cornice work, fireplaces and high quality wood flooring.

Accommodation: impressive entrance hallway, with cloak room and stair to the upper level, wonderfully bright and spacious reception/dining room with spectacular cornice, focal fireplace and views over the crescent and extensive rear garden, utility room, family room semi open plan to a fabulous high spec kitchen with cleverly integrated storage, quality appliances and garden access.

The upper levels include four generously proportioned double bedrooms, one of which is currently in use as a dressing room, large en suite bathroom, further family bathroom, shower room and a good sized single room/home office.

#### Tenure

Freehold

#### Local Authority

London Borough of Hackney

#### Energy Performance

EPC Rating = F

#### Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Victoria Park Office.  
Telephone: +44 (0) 20 3222 5555.









Cassland Road, London, E9  
Gross Internal Area 2640 sq ft, 245.3 m²

Approximate Area = 245.3 sq m / 2640 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>		
(81-91) <b>B</b>		81
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	37	
(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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