



Imposing five storey Victorian house

Darnley Road, Hackney, London, E9

OIEO £1,500,000 Freehold

savills

Substantial Victorian house
Arranged over five storeys
Superb potential (STPC)
Extensive rear garden
Highly flexible
Excellent amenities

Local Information

The property is situated on Darnley Road, close to Hackney Central. The green open space of London Fields are only 0.3 miles away and Victoria Park is less than one mile away. There are a superb variety of pubs, cafes and boutique shops close at hand and transport links can be found via London Fields Overground, just 0.3 miles away.

About this property

Savills are delighted to offer on to the market this generously proportioned freehold house which forms part of an attractive period terrace, tucked away on a peaceful residential street in Hackney, E9. Though currently configured as a rental investment, the property offers a superb potential to upgrade and remodel to suit the individual (STPC).

Accommodation: entrance hallway, two fitted kitchens, three cloak rooms, seven good sized bedrooms, two shower rooms and a kitchenette on the upper floor. The property also boasts an extensive garden to the rear which has been laid to low maintenance paving, complete with mature trees and shrub beds.

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 Victoria Park Office.
Telephone: +44 (0) 20 3222 5555



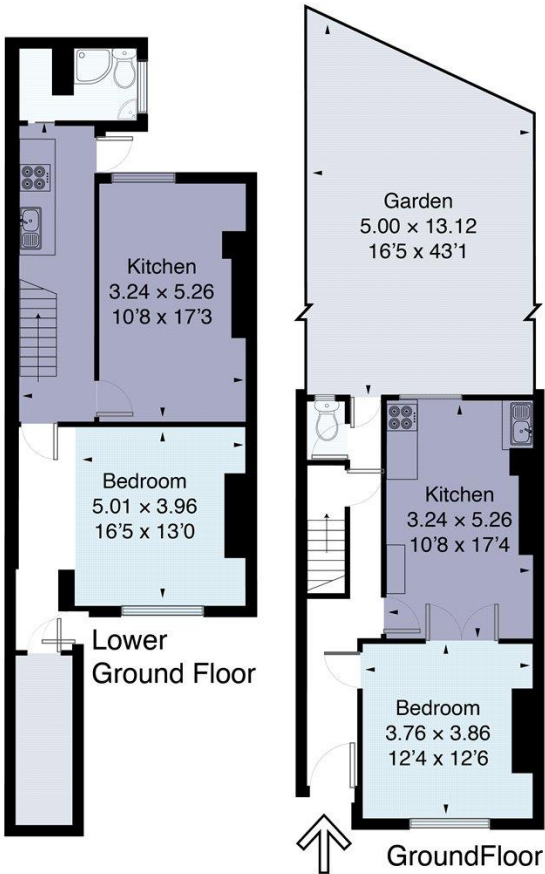


Darnley Road, Hackney, London, E9
Gross Internal Area 2342 sq ft, 217.58 m²

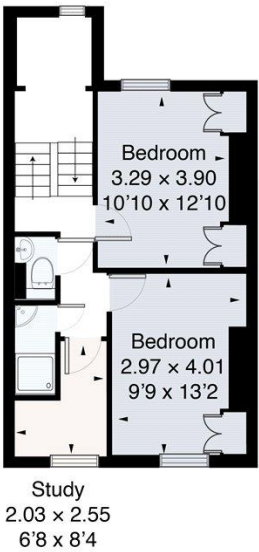
 |  savills | savills.co.uk

David Easton
Victoria Park
+44 (0) 20 3222 5555
david.easton@savills.com

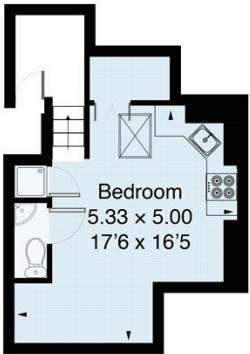
Approximate Area = 217.58 sq m / 2342 sq ft
For identification only. Not to scale



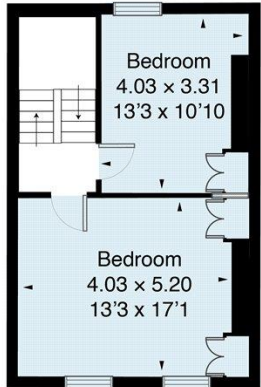
Second Floor



Fourth Floor



Third Floor



| Energy Efficiency Rating | | |
|---|---------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92-4) A | 60 | 78 |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England, Scotland & Wales | | |
| EU Directive 2002/91/EC | | |

Important Notice Savills, its clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 20210304TCS

