



Three storey modern house with integrated garage

Harrowgate Road, Homerton, London, E9

Offers In Excess Of £875,000 Freehold



Freehold house
Double height ceiling
West facing private garden
Integrated garage
Off street parking
Space to extend to the side (planning elapsed)
No onward chain

Local Information

Harrowgate Road is situated by the Queens Gate entrance to the park and is well served by the transport links from Victoria Park Road and Homerton Overground allowing swift access into the City, Docklands and West End. There is also swift access to the A12 and onward motorway network.

About this property

Excellentlly arranged throughout, with a large double-height reception on the ground floor with French doors leading to a West facing garden, a mezzanine that is perfect for a second reception or dining area, contemporary 'eat-in' kitchen to the first floor, three bedrooms on the second floor, along with a newly fitted family bathroom and guest cloakroom. The garage parking offers the perfect opportunity to house a utility area or even become a further reception space if desired. The property is end of terrace, so has the benefit of side access, of which the vendor had recently had planning permission to extend further (planning has recently elapsed). There is also a further parking space to the front of the house.

Tenure

Freehold

Local Authority

Hackney Council

Energy Performance

EPC Rating = C

Viewing

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

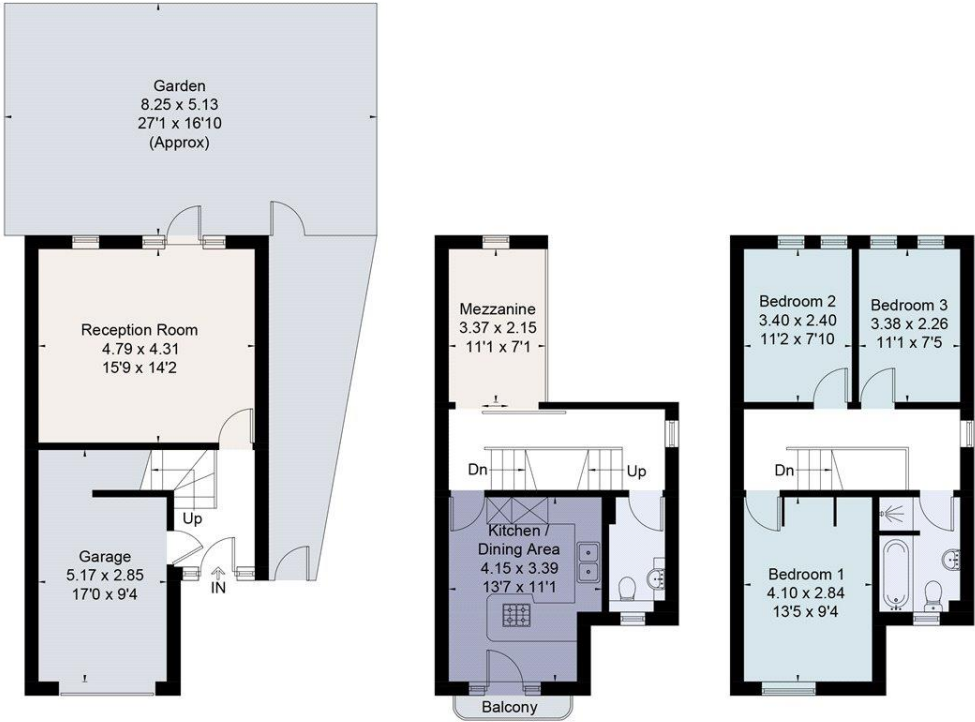
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Harrowgate Road, Homerton, London, E9
Gross Internal Area 1122 sq ft, 104.2 m²

Approximate Area = 104.2 sq m / 1122 sq ft (Including Mezzanine)
Garage = 14.2 sq m / 153 sq ft
Total = 118.4 sq m / 1275 sq ft
Including Limited Use Area (1.0 sq m / 11 sq ft)
For identification only. Not to scale.
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Ground Floor First Floor Second Floor

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		85
(69-80) C	71	
(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	

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