



# Incredibly charming three bedroom garden flat

**Banbury House, Banbury Road, London, E9**

£625,000 Leasehold (110 years remaining)





Charming 1930's block  
Magnificent south facing garden  
Stylish presentation  
Three good sized double bedrooms  
Excellent location in the village  
Victoria Park nearby

#### Local Information

The property is located on a peaceful residential street just off the main shopping street in the Village which boasts a Ginger Pig Butcher, Gail's Baker, Fishmonger, grocery stores and a selection of popular pubs and restaurants. The beautiful green spaces of Victoria Park are a stone's throw away with its boating pond, gardens and play areas. Bethnal Green Tube is located approx. one mile away and there are frequent buses to many parts of the City.

#### About this property

This generously proportioned ground floor apartment forms part of an historic 1930's development and enjoys a fantastic location in the heart of Victoria Park Village. The property is bursting with style and charm and boasts a magnificent forty foot south facing wrap around garden, featuring well stocked shrub beds, decked area, fish pond and delightful flower garden.

The property is accessed via a private main door and offers accommodation comprising: stylish dining kitchen with contemporary units and ample space for a table and chairs, reception room with views over the garden, three good sized double bedrooms, and bathroom with modern three piece suite and shower.

#### Tenure

Leasehold (110 years remaining)

#### 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









**Banbury House, Banbury Road, London, E9**  
**Gross Internal Area** 921 sq ft, 85.6 m<sup>2</sup>

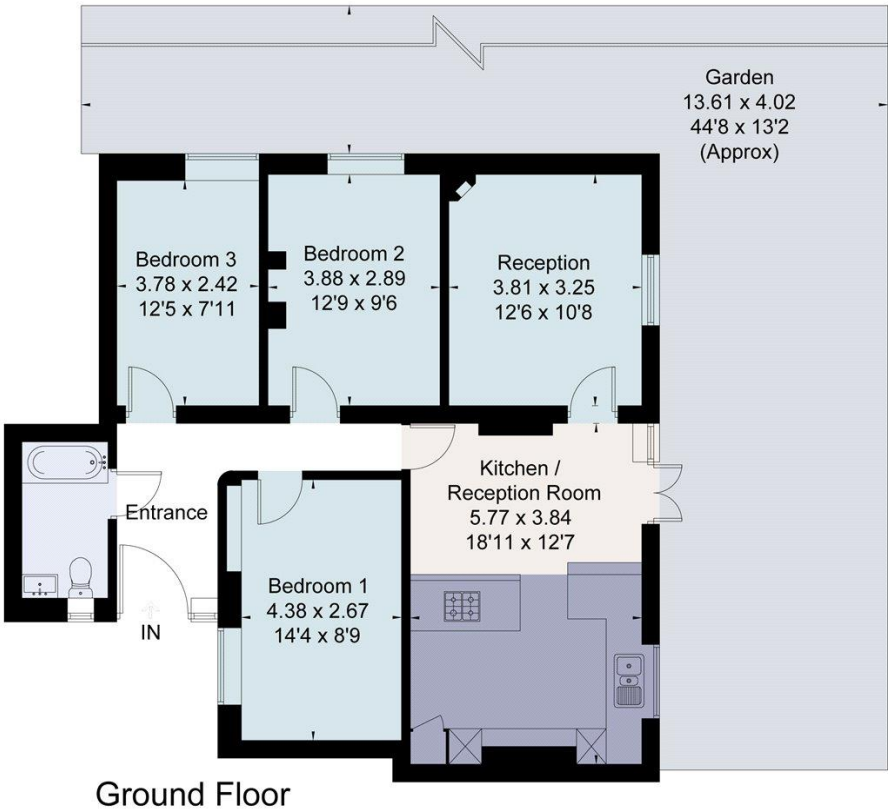


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Approximate Area = 85.6 sq m / 921 sq ft  
For identification only. Not to scale.  
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Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	55	73
(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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