



Modern family home located near to Victoria Park

Harrowgate Road, London, E9

£875,000 Freehold



Spacious family home
Close to Victoria Park
Garage and south facing garden
Flexible accommodation
Superb transport links
Excellent local pubs/cafes/shops

Local Information

The house is located within close proximity to Victoria Park, which is accessible via The Queen's Gate located at the bottom of the road. Victoria Park Village is nearby and boasts a Ginger Pig Butcher, Gail's Bakery, delicatessen, fishmonger, grocery stores and a selection of popular pubs and restaurants. Hackney Wick Overground is less than half a mile away and provides frequent links to Stratford International and Highbury and Islington.

About this property

This spacious family home is situated on a charming residential street, enjoying a superb location within close proximity to Victoria Park and the village. Arranged over three floors, the house offers a fantastic degree of flexibility for a growing family and boasts a private garden and rarely available garage.

Accommodation: entrance vestibule, hallway with direct garage access, impressive reception room with dramatic high ceiling, ornate feature window and access to the pretty south facing rear garden, family breakfasting kitchen with Juliet balcony, mezzanine level dining room/home office with views over the downstairs reception room, cloakroom, principal bedroom with fitted wardrobes, second double bedroom, single bed with fitted mirrored wardrobes, and stylish family bathroom.

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.
Telephone: +44 (0) 20 3222 5555.






Harrowgate Road, London, E9
Gross Internal Area 1261 sq ft, 117.14 m²

Approximate Area = 117.14 sq m / 1261 sq ft
For identification only. Not to scale



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		87
(81-91) B		
(69-80) C	70	
(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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