



Truly exceptional 4 bedroom end of terrace house

St. Thomas's Place, London, E9

Guide Price £1,350,000 Freehold



End of terrace Freehold house
Lower ground annex
Beautiful Victorian terrace
Leafy Park side location
Extremely versatile accommodation
High amenity location

About this property

We are delighted to offer on to the market this beautifully presented Freehold house, which enjoys a fantastic park side location at the end of a stunning Victorian Terrace. The property has been thoughtfully extended by the existing owners and has featured in a number of notable property renovation magazines, culminating in it winning an award. An incredibly flexible space perfect for the growing family.

Local Information

The property enjoys an incredibly unique setting, quietly tucked away with park views to the front and rear, whilst simultaneously being within easy walking distance of a fabulous variety of shops, cafes and pubs. The green open spaces of, London Fields, Well Street Common and Victoria Park are close at hand, together with Broadway Market and Regent's Canal. Transport links can be found via frequent bus services, together with London Fields Overground.

Accommodation: entrance hallway, bay fronted dining room with focal fireplace and lovely leafy outlook, semi open plan to a stylish fitted kitchen with stainless steel units, contrasting wood work tops and integrated appliances, uniquely designed rear extension with floor to ceiling windows, high ceiling and garden access, generously proportioned bedroom/working space with small kitchen and en-suite on the lower level which would work well as an annex or guest space and has its own entrance, three double bedrooms and high spec contemporary family bathroom.

Tenure

Freehold

Local Authority

Hackney Borough Council, London

Council Tax

Band = F

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.

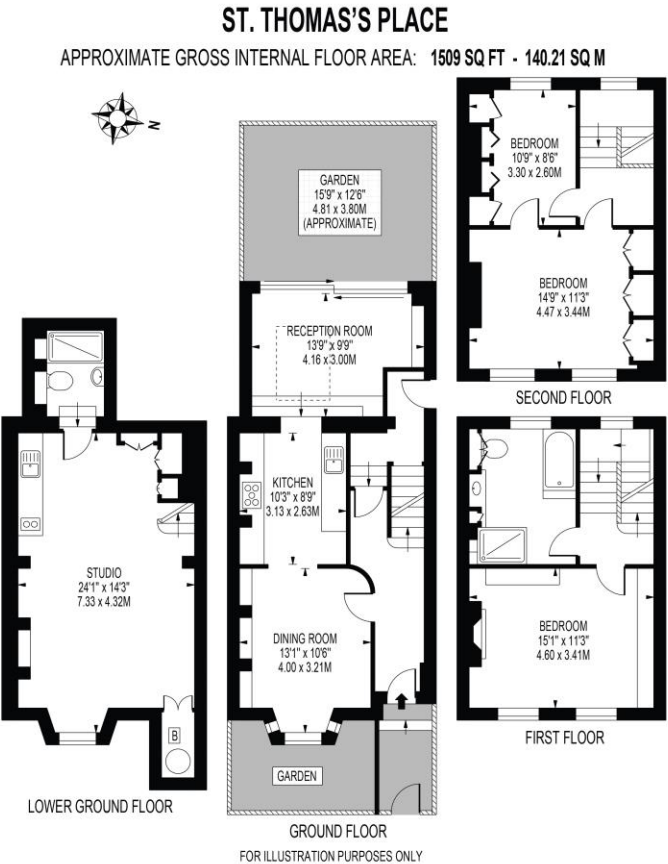





St. Thomas's Place, London, E9
Gross Internal Area 1525 sq ft, 141.7 m²

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| Energy Efficiency Rating | | |
|---|-------------------------|---|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) A | | |
| (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 |  |

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