

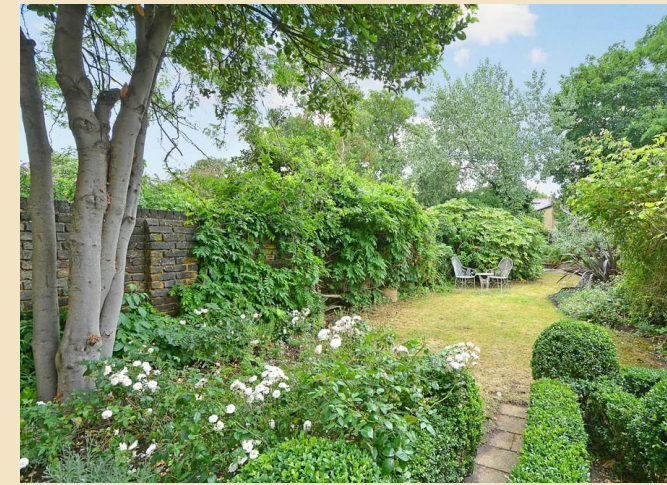


**Cassland Road, London E9**

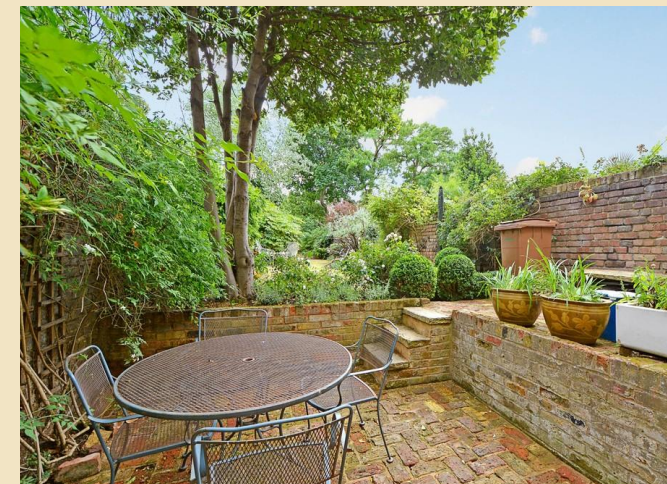
**£1,800,000**

**FREEHOLD**





- **Four Bedroom Georgian House**
- **100ft Rear Garden**
- **Rarely Available to the Market**
- **Large 4 Piece Bathroom**
- **Chain Free**
- **Three Reception Rooms**







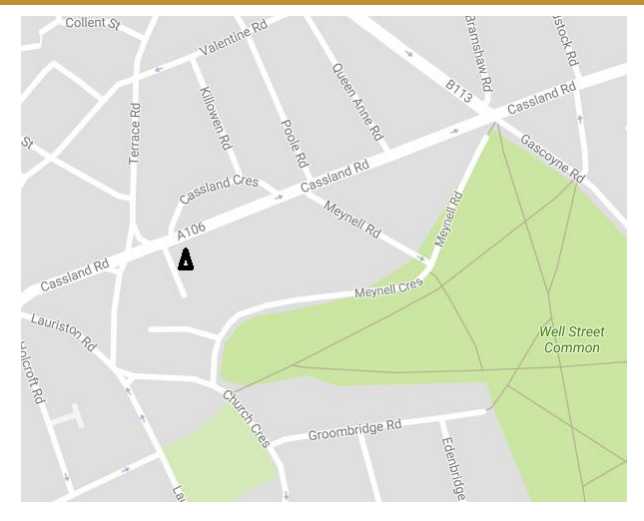
Located within this imposing terrace of Georgian houses, we offer this most attractive property, built in 1792 at the beginning of the terrace's construction, and featured on the cover of Andrew Byrne's London Georgian Houses, published in 1986.

The versatile and elegant living space is arranged across 4 floors, offering 4 bedrooms, 3 reception rooms, 2 of which are connected with folding doors, and kitchen with a small utility room. There is a large 4 piece family bathroom, the 2<sup>nd</sup> floor bedrooms all have hand basins, and there is an additional downstairs WC.

First time on the market in over 30 years, the current owners have been mindful to retain the original Georgian features. There are working original sash windows and window shutters, staircases with polished banisters, and fireplaces. The front door with its characteristic fan light, and the external wrought iron railings are all original. The original timber floors are stripped and polished, and the décor throughout is neutral.

At the back there is an impressive south facing 100 feet walled garden which provides quiet and privacy rarely found in the area. At the front the property directly overlooks the established and well maintained Cassland Gardens.

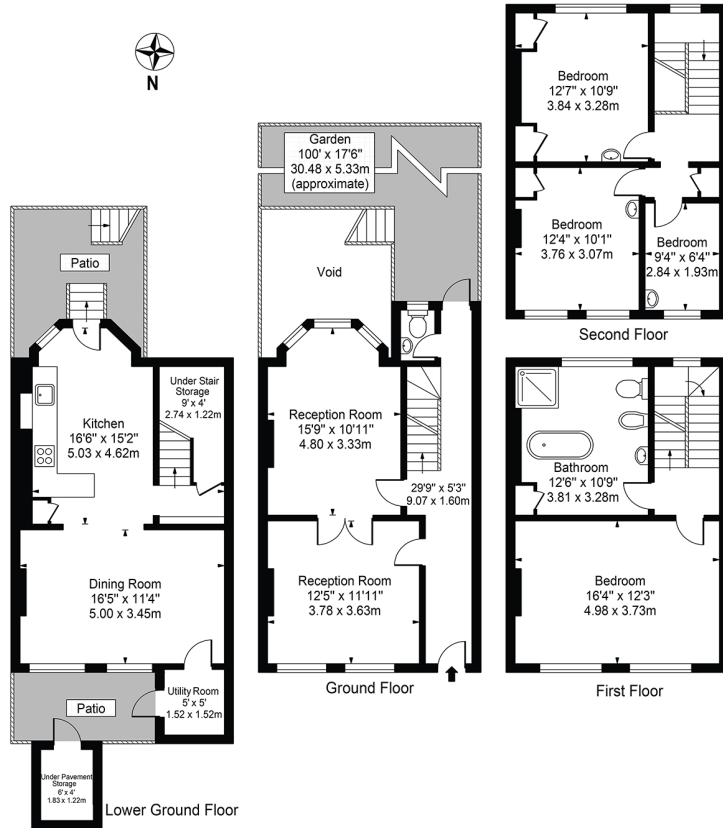




**Council Tax Band**

**G**

**Cassland Road**  
 Approx. Gross Internal Area 1812 Sq Ft - 168.33 Sq M



For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

**Agents Notes**

**GRADE II LISTED BUILDINGS**

**DO NOT REQUIRE EPC**

**Please contact our office at**

213 Victoria Park Road  
 London,  
 E9 7HD

**020 8985 5800**



**DAYS A WEEK**



**FREE VALUATIONS**



**FLOOR PLANS**



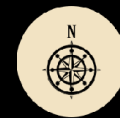
**FULL COLOUR PHOTOGRAPHY**



**SMS TEXT ALERTS**



**MORTGAGE ADVICE**



**COLOUR MAPS**

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