



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		76
(55-68) <b>D</b>	53	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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**£1,815,000**

Freehold

- Early Victorian Terrace Home
- 2714 Sq. Ft
- No Chain
- Large North East Facing Garden
- Driveway For Multiple Cars
- Requiring Modernisation
- Three Floors Plus Cellar
- Detached



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.



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# About The Property...

## RARE TO THE MARKET

Set on an highly popular residential street where properties of this size are rarely available, this substantial detached Victorian home offers a generous amount of space both internally and externally, and although requiring modernisation, the property retains its large potential as a fantastic family home located within close distance of excellent schooling, amenities and transport links.

Arranged over three floors plus cellar, the property boasts well proportioned accommodation and a convenient layout, with a large through lounge, breakfast room, kitchen and cloakroom WC on the ground floor, which is followed by two further floors made up of six bedrooms, a shoer room, main bathroom and an additional cloakroom WC.

The property boars an enormous rear garden at 112 ft, with a driveway to the front with space for up to 4/5 cars,

## Key Information

2714 Sq. Ft

Freehold

Chain Free

Council - London Borough of Hackney

