



**CHURCHILL**  
estates






# Lavender Grove, Hackney

Price Guide   £1,500,000

- Tenure : Freehold
- Floor Area : 1205.00 sq ft
- Local Authority : Hackney
- Council Tax Band : E
- Bedrooms : 3
- Receptions : 2
- Bathrooms : 1



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		80
(69-80) C		
(55-68) D		
(39-54) E	42	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 







A rare opportunity to acquire an end of terrace Victorian home, set in one of London Fields most sought after turnings. Offering excellent accommodation and retaining some of its original charm & character. The property offers a superb opportunity to extend subject to usual planning consent, and remodel to create a wonderful home. Currently offering an inviting entrance hall, double reception rooms and kitchen/diner to the ground floor, whilst also benefiting from a cellar with full head height to part and restricted access to the remainder. To the first floor the property enjoys three good sized bedrooms and a shower room/wc. Externally the property enjoys a secluded rear garden having the benefit of personal side access

Conveniently set within close proximity of the leafy green spaces of London Fields Park and the Lido, Broadway Market, with its weekly organic farmers' market, gastro pubs, restaurants and shops. Victoria Park Village is also within easy reach. Haggerston, Dalston Junction & London Fields Stations are also close at hand and there is an excellent choice of outstanding primary and secondary schools.

If you are looking for a forever home in a wonderful location to make your own, then your search is over, this is definitely an opportunity not to be missed.



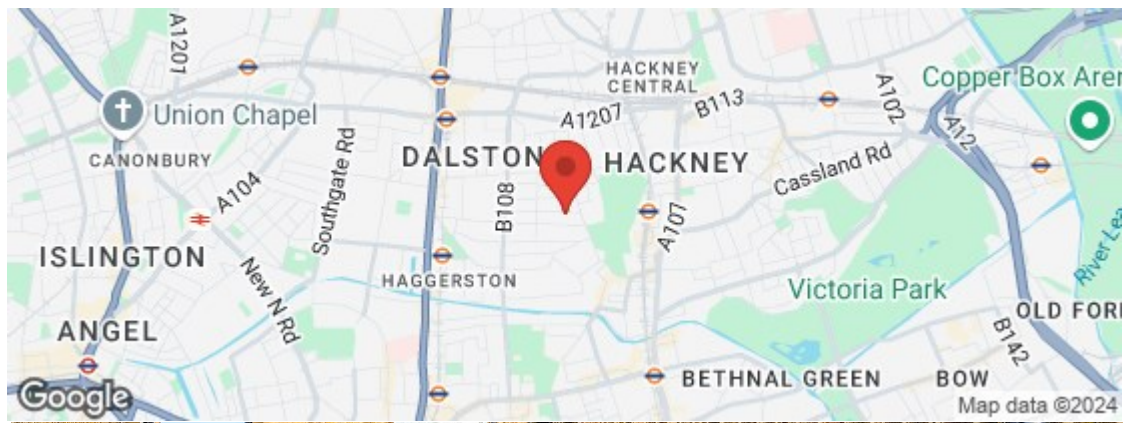








- Chain Free
- First floor Bathroom
- Double Reception Room
- Side Access
- Close Stations
- Three Bedrooms
- Cellar
- Kitchen/Diner
- Walk to Park

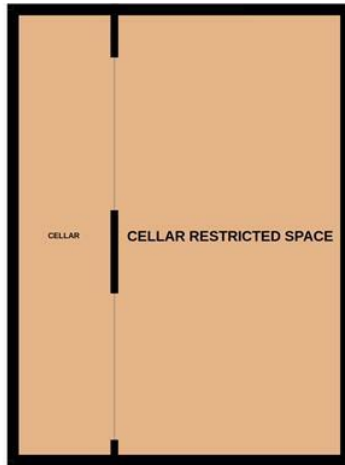








BASEMENT



GROUND FLOOR  
625 sq.ft. (58.0 sq.m.) approx.



1ST FLOOR  
580 sq.ft. (53.9 sq.m.) approx.



TOTAL FLOOR AREA : 1205sq.ft. (111.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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