



CHURCHILL
estates



Lavender Grove, Hackney

Asking Price £1,500,000

Tenure : Freehold

Floor Area : 1645.00 sq ft

Local Authority : Hackney

Council Tax Band : E

Bedrooms : 3

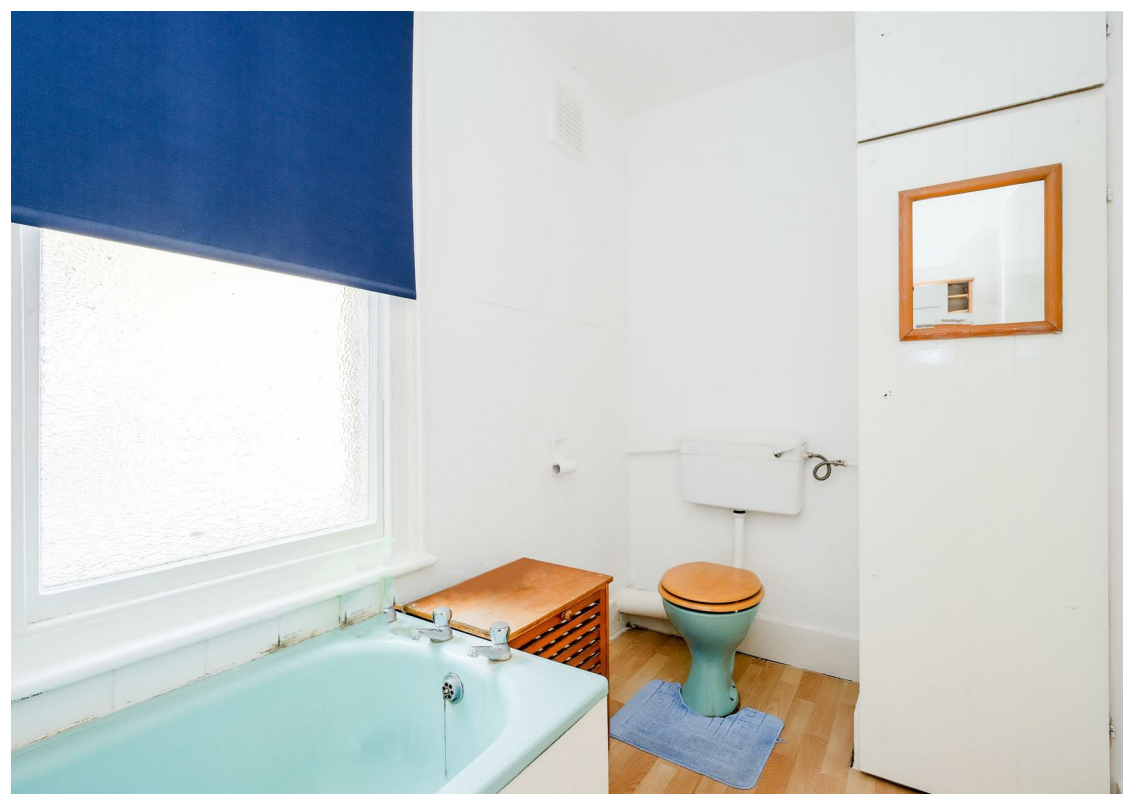
Receptions : 1

Bathrooms : 1



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		72
(55-68) D		
(39-54) E	48	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



An exceptional chance to acquire this mid-terrace Victorian home, enviably positioned on one of London Fields' most sought-after streets. Rich in period charm and original character, the property offers generous accommodation and outstanding potential for extension and reconfiguration (subject to the usual planning consents) to create a truly special family home. While requiring modernisation throughout, it provides the perfect blank canvas for those looking to design and renovate to their own taste and specification.

The ground floor comprises an inviting entrance hall, an elegant through lounge with original features, and a spacious kitchen/diner, with access to a cellar offering additional storage or conversion potential. To the rear, a tranquil private garden offers a peaceful outdoor space, ideal for relaxing or entertaining.

Upstairs, the property features three generously proportioned bedrooms, each with excellent natural light and scope for modernisation. These are served by a bathroom, which—like the rest of the home—would benefit from updating to realise its full potential.

Perfectly situated just moments from the green open spaces of London Fields Park and the Lido, as well as the vibrant Broadway Market with its weekly organic farmers' market, independent shops, acclaimed restaurants, and gastro pubs. Victoria Park Village is also within easy reach. London Fields, Haggerston, and Dalston Junction stations are all close at hand, providing excellent transport links. The area is well served by a number of outstanding primary and secondary schools.

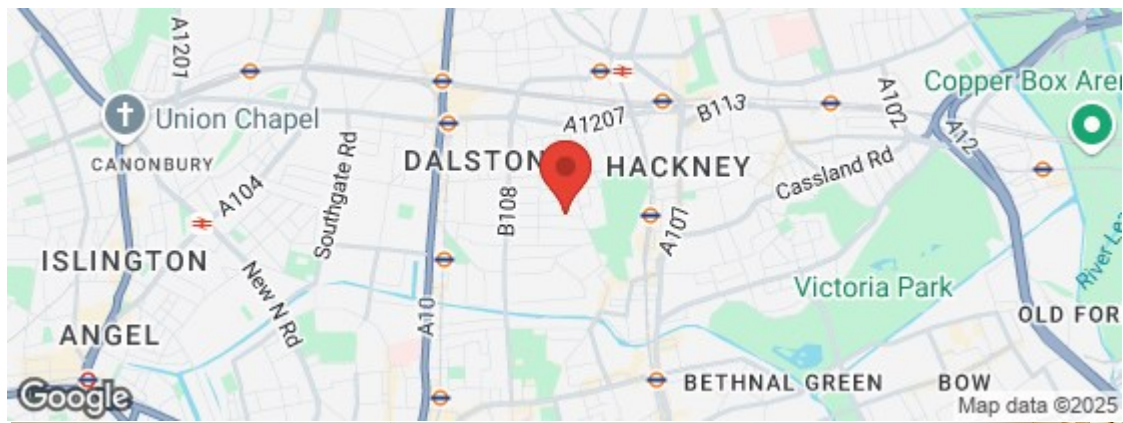
If you're searching for a forever home in an exceptional location—with scope to update, extend and create something truly bespoke—this is an opportunity not to be missed.





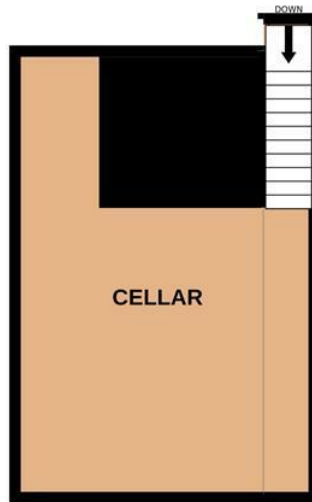


- Three Bedrooms
- Cellar
- First floor Bathroom
- Close Proximity to London Fields
- Close to Schools
- Chain Free
- Kitchen/Diner
- Through Lounge
- Close to London Overground Stations





BASEMENT
294 sq.ft. (27.3 sq.m.) approx.



GROUND FLOOR
666 sq.ft. (61.9 sq.m.) approx.



1ST FLOOR
619 sq.ft. (57.5 sq.m.) approx.



TOTAL FLOOR AREA: 1579 sq.ft. (146.7 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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