

# Kingsford Row, E20



Blakestanley are delighted to present this spacious three-bedroom house, near the Olympic Park, Westfield, and the River Lea, on a quiet, pedestrianised cul de sac. Set across three floors, the property offers an expansive ground-floor entertaining area that opens onto an inner courtyard and a first-floor reception with access to a 378 sq ft garden. The three bedrooms include one with an en-suite and the house enjoys underfloor heating throughout and a secure allocated parking space. The newly opened V&A Storehouse, Eastwick Nursery, and the "Outstanding" OFSTED-rated Mossbourne Riverside Primary School are just moments away. Residents can enjoy the green open spaces of the Olympic Park, Victoria Park, Hackney Marshes, and the River Lea. Transport links are excellent, with Hackney Wick Overground and Stratford station offering the Elizabeth Line, DLR, Jubilee, Central, and mainline services, as well as Stratford International.

**£1,200,000**  
**Leasehold**

**KEY FEATURES**

- Allocated space in private car park (option to monetise if not in use)
  - Reception room opening to garden
  - Large family kitchen/living space opening to patio
  - Located on a quiet pedestrianised cul-de-sac
  - Excellent transport links
- Surrounded by nature - Olympic Park, Victoria Park, River Lea, Hackney Marshes
  - Top rated dining, entertainment and shopping options including Westfield, Sadlers Wells Theatre, and
  - Currently in catchment of 'Outstanding' rated Mossbourne Riverside Academy primary school

**ENERGY PERFORMANCE CERTIFICATE**

Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**ADDITIONAL INFORMATION**

TENURE:	Leasehold – 995 years	(Advised by Vendor)
SERVICE CHARGE &		(Advised by Vendor)
OLYMPIC PARK CHARGE:	£440 per month	(Advised by Vendor)
COUNCIL TAX:	Band E - £2,403.51	(Advised by Vendor)
LOCAL AUTHORITY:	Hackney London Borough Council	
VIEWING:	By appointment through BlakeStanley	

For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and believed to be accurate within 6 inches. They should not be relied upon for carpets and furnishings.

















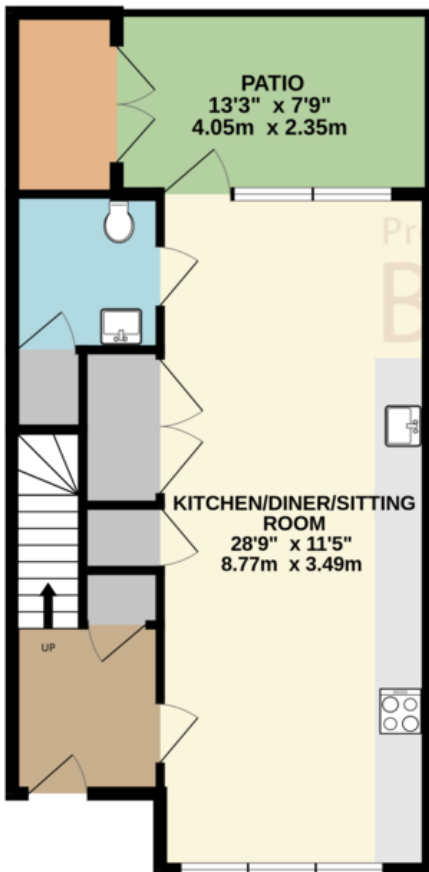




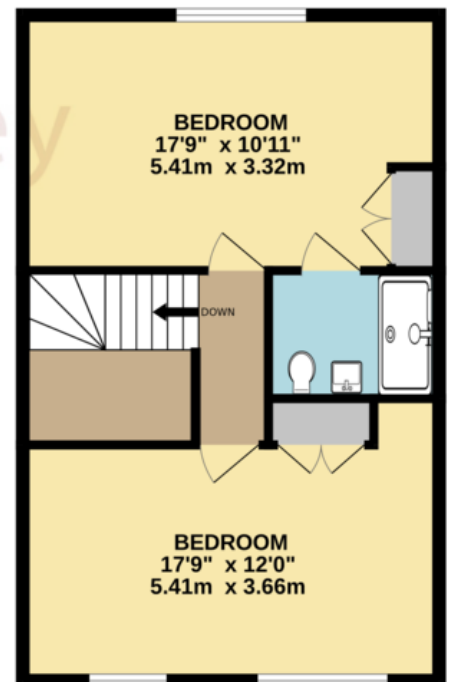
1ST FLOOR  
503 sq.ft. (46.7 sq.m.) approx.



GROUND FLOOR  
524 sq.ft. (48.7 sq.m.) approx.



2ND FLOOR  
501 sq.ft. (46.6 sq.m.) approx.



TOTAL FLOOR AREA : 1528 sq.ft. (142.0 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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