



BUTLER & STAG

Kenton Road | Hackney
| E9

****Physical Viewings Being Accepted* *Virtual Tour Available****

A charming three-bedroom Victorian house set within close proximity to Victoria Park.

• Three Bedrooms • Two Bathrooms • Private Garden with Summer House • Victorian Freehold House • Bespoke Conservatory • Close to Victoria Park

Asking Price £950,000 / Freehold

A beautiful dual aspect reception/entertaining space with doors leading to a bespoke glass conservatory flooded with a wealth of natural light which flows to a private south-west facing garden that encompasses a summer house fitted with electric. An inviting hallway with under stairs storage leads to a contemporary kitchen that incorporates a breakfast bar, giving access through a separate entrance back into the conservatory as well as access to a utility/shower room area.

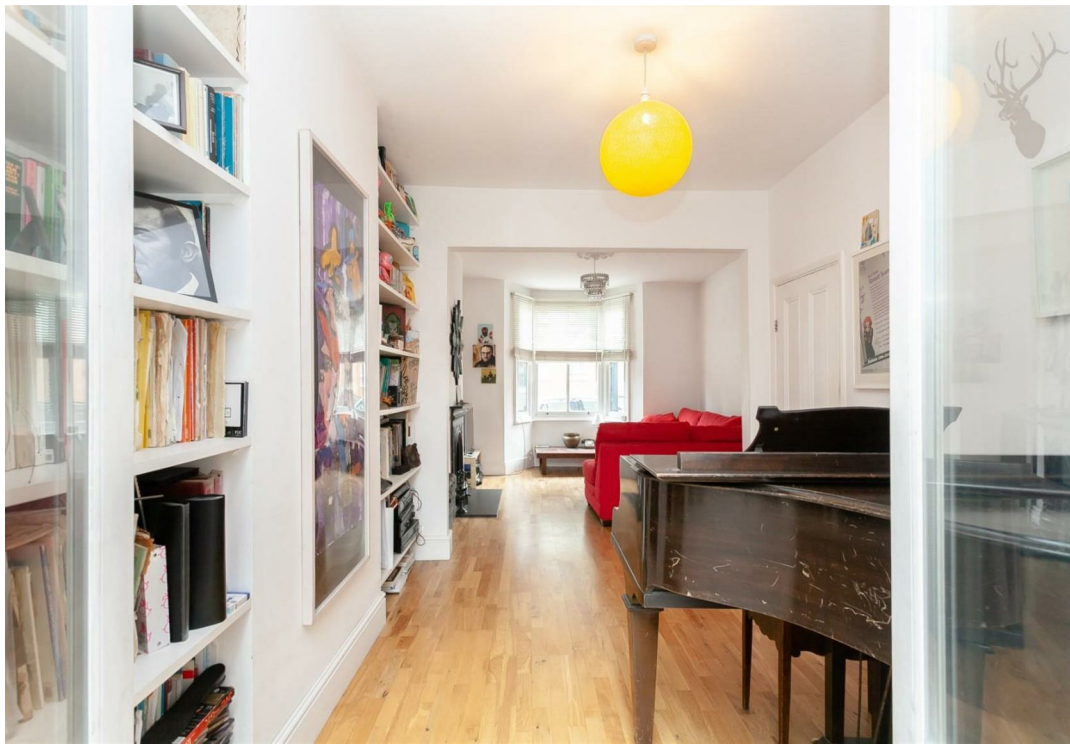
Stairs take you to the first floor that consists of a large hallway, two double bedrooms, single bedroom, and master bathroom.

The property benefits from a blend of period features and quirky touches that include, double glazed sash windows, fireplace, high ceilings, Victorian styled doors, exposed brickwork, ceramic double sink, original Victorian floors, and ceiling line exposed in rear bedroom allowing for a greater sense of space.

Kenton Road is perfectly located for excellent transport links which include Hackney Central and Homerton Overground Stations, as well as various bus routes allowing for swift and direct access to the City and West End, all of which are within a short walk. As well as the green open spaces of Victoria Park and Well Street Common, the ever-changing Hackney Wick and Fish Island, the Queen Elizabeth Olympic Park, and Broadway Market all offering a plethora of eateries, shops and amenities are available within a stone throw away. The River Lea and Hertford Union Canal are also within close proximity offering idyllic cycle paths and riverside walks.

3D Virtual Tour - This property has a fully immersive walk through. Butler & Stag is delighted to offer Virtual Viewings to all our residential clients. This innovative 3D property technology allows prospective buyers or tenants to immerse themselves with a virtual walk through of each of our properties 24 hours a day, 7 days a week, whilst in the comfort of their home, work or wherever they may be. Like what you see? Please contact us for more information and to arrange a physical viewing.





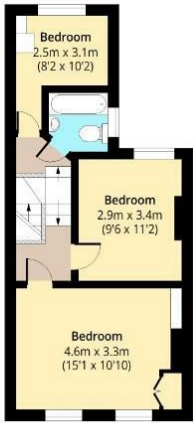
Kenton Road, E9



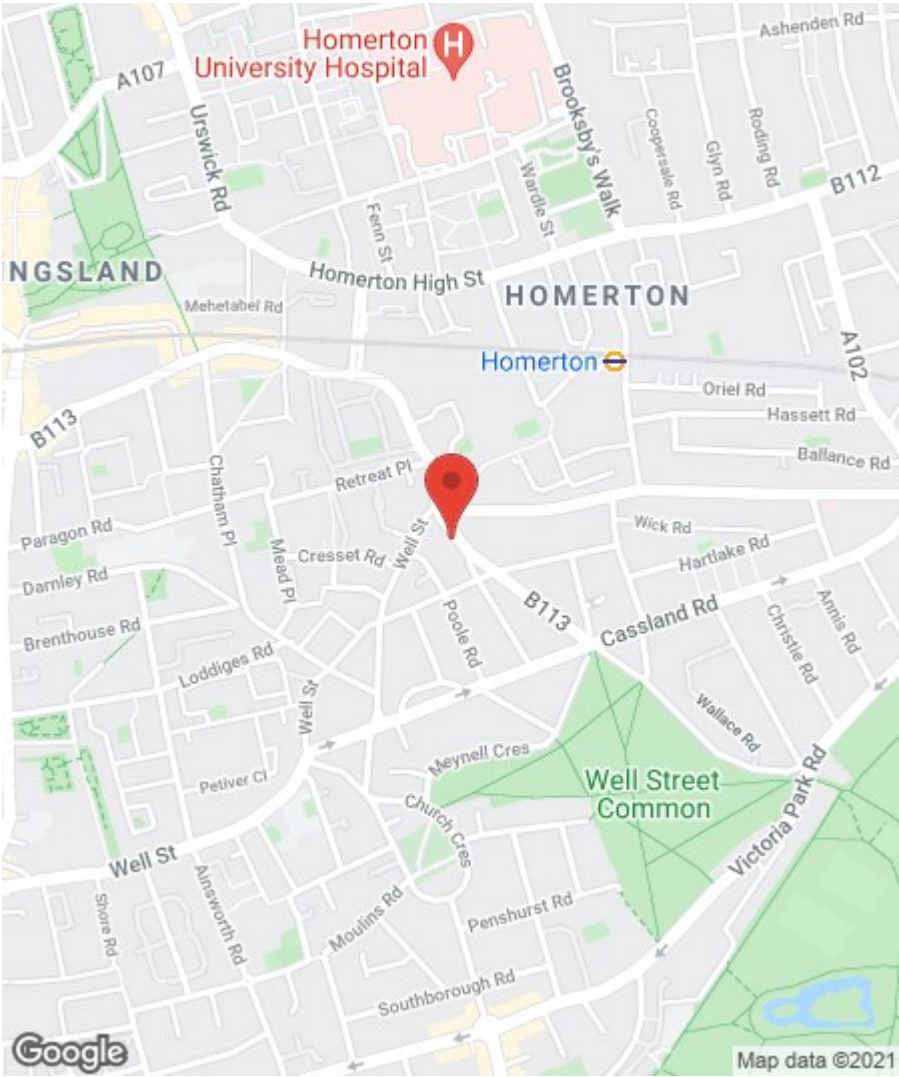
Ground Floor
Approx. 54.90 Sq. meters (591 Sq. feet)



First Floor
Approx. 39.85 Sq. meters (429 Sq. feet)



Total area: approx. 94.76 Sq. meters (1020 Sq. feet) (Excluding Summer House)
Summer House area: approx. 9.66 Sq. meters (104 Sq. feet)
For illustration purposes only - not to scale
www.lpaplus.com



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Important Notice - These particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide and should not be relied upon.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	