



Montague Road, London, E8

BUTLER & STAG



**Price Guide £525,000 - £550,000**  
 Nestled in the heart of Hackney, this delightful one-bedroom garden period conversion on Montague Road is a rare gem that offers modern living accommodation. Perfectly situated on a tree-lined street, this property provides a peaceful retreat while being just moments away from the vibrant local amenities and excellent transport links.



## Leasehold - Share of

- Victorian Conversion
- South Facing Private Patio Garden
- Own Front Door
- Great Transport Links
- Chain Free
- 603 Sq/Ft Internal Living Space
- Contemporary Finish
- Eat-in Kitchen & Separate Reception
- Open Green Spaces Nearby

The generous living room is flooded with natural light, featuring high ceilings and large sash windows that highlight the period features of the property. The contemporary kitchen is fully equipped with high-quality appliances, ample storage, and stylish countertops. It seamlessly blends modern functionality with modern touches. The well-proportioned bedroom offers a serene atmosphere, with plenty of space for a large bed and additional furniture. The room benefits from a quiet garden view. The stylish bathroom is fitted with modern fixtures and a bathtub with an overhead shower.

Step outside to your own private garden, a rare find in this bustling area. This outdoor space is ideal for enjoying morning coffee, alfresco dining, or simply unwinding amidst the greenery.

Montague Road is a sought-after location in Hackney, known for its community feel and convenient access to local shops, cafes, and parks. The property is within walking distance to Hackney Central and Hackney Downs stations, offering excellent connectivity to central London and beyond.

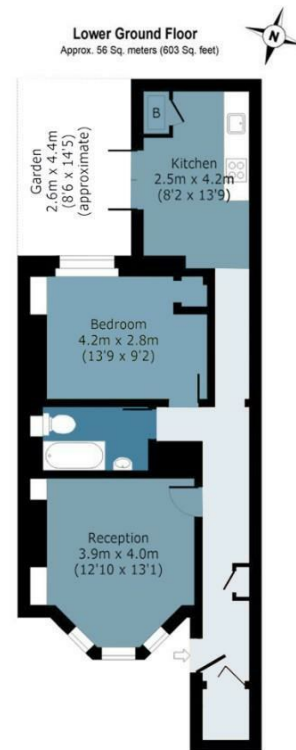




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Approx. Gross Internal Area 56 Sq M ( 603 Sq Ft )

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Measurements are approximate and for illustration purposes only. While we do not doubt the accuracy and completeness, we advise you conduct a careful independent assessment of the property to determine monetary value.

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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.

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