



Church Crescent, E9 7DH

£1,000,000

Freehold

Castles



Church Crescent, E9 7DH

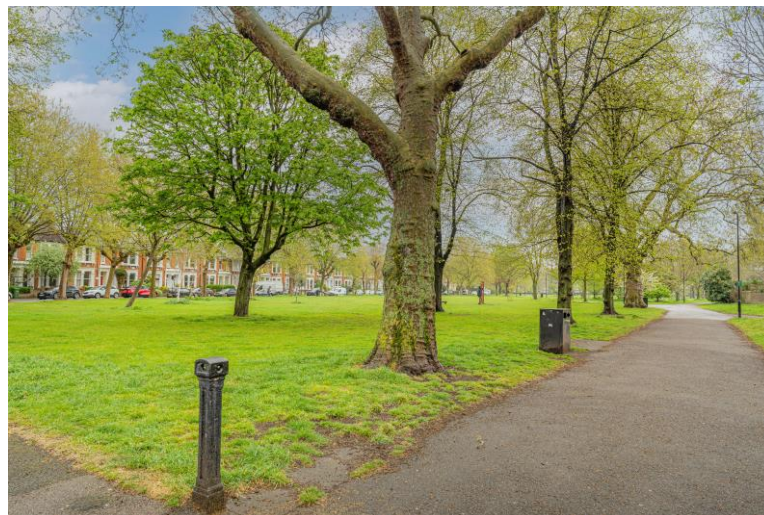
Castles Hackney are delighted to present this rare and beautiful Victorian home, nestled in the heart of Victoria Park Village. Positioned on a peaceful, tree-lined street and directly overlooking the open green spaces of Well Street Common. Arranged across three character-filled floors, the house blends timeless Victorian charm with the potential for modern transformation. Inside, the property features two generously proportioned double bedrooms, a bright through reception room, a family bathroom, a separate utility room, and a spacious kitchen and dining area that opens out onto a private garden. While the home retains many original features, it also presents an exciting canvas for someone with vision to create a truly personal and contemporary space. Victoria Park Village is one of East London's most desirable neighbourhoods, celebrated for its strong community feel, picturesque streets, and vibrant local life. Just beyond the doorstep lie the peaceful green spaces of Well Street Common, while the expansive and award-winning Victoria Park is only a short walk away, offering lakes, gardens, cafes, sports facilities, and a lively weekend farmers' market. The location also places you moments from Broadway Market, London Fields, and the creative buzz of Hackney. Whether it's a swim at London Fields Lido, a weekend stroll through the park, or coffee at an independent café, the lifestyle here is relaxed, vibrant, and endlessly appealing. Transport links are excellent, with both London Fields and Homerton Overground stations nearby, offering quick access to Liverpool Street and Stratford. Numerous bus routes connect the area to Shoreditch, the city, Canary Wharf, and beyond, and cycling into central London is both easy and scenic thanks to dedicated bike lanes and leafy canal paths. Families will also appreciate the property's location within the catchment area for three outstanding-rated primary schools, an outstanding secondary school, and a highly regarded nursery. Offered on a chain-free basis, this is a rare opportunity to acquire a characterful and historic home in one of East London's most sought-after enclaves.

*Tenure - Freehold
Council Tax - D
EPC - G 1, 77*

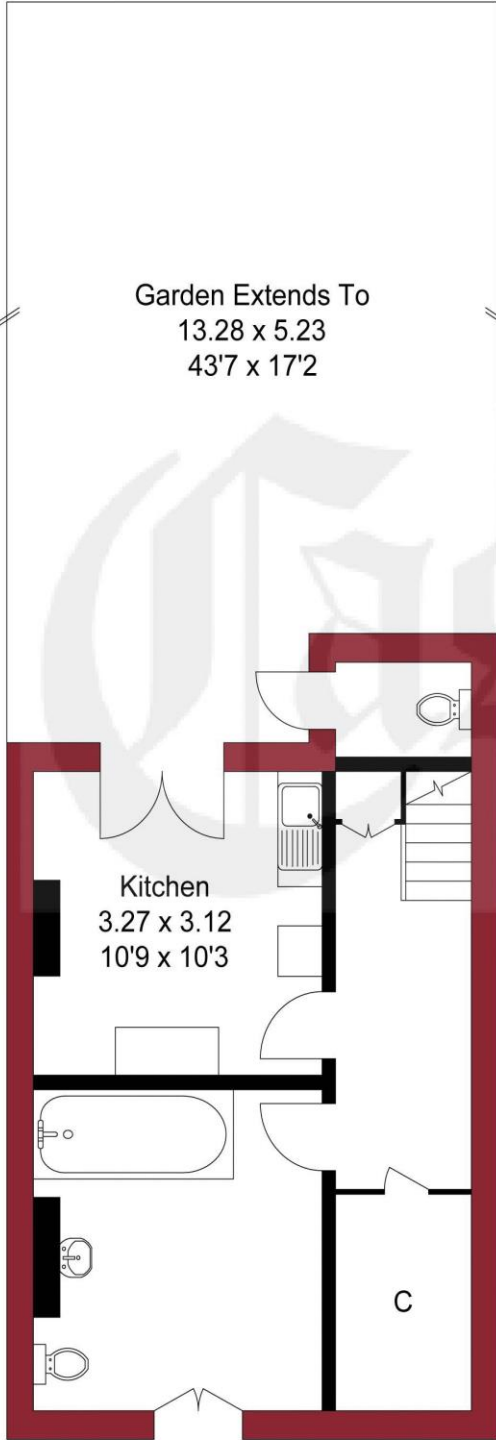
£1,000,000 Freehold

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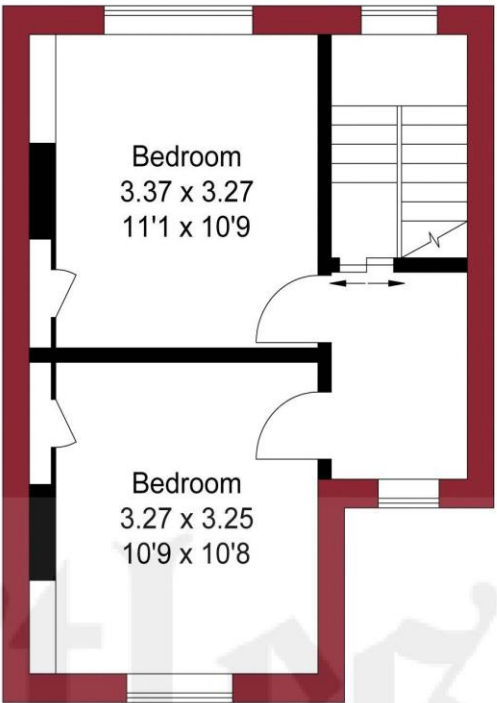
020 8985 0106
hackney@castles.london



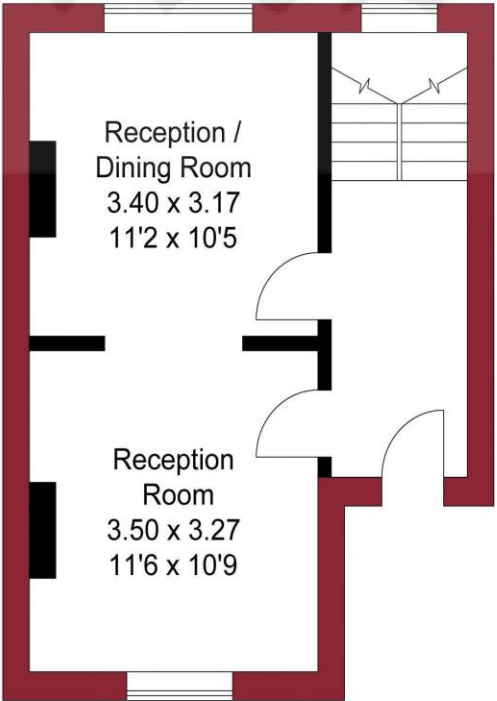
APPROXIMATE GROSS INTERNAL AREA
94.14 sqm / 1013.31 sqft



LOWER GROUND FLOOR



FIRST FLOOR



GROUND FLOOR

THIS PLAN IS FOR ILLUSTRATION ONLY AND MAY NOT BE
REPRESENTATIVE OF THE PROPERTY

An overview of the area

A socially diverse and vibrantly multicultural area bounded by the open green spaces of Hackney Downs to the West, Lea Valley park to the East and the conservation area of Clapton ponds to the North. The area boasts an array of period properties combined with modern apartment buildings.

With its diverse independent retailers in Chatsworth Road and the ‘ever popular’ high street shopping facilities of Mare Street, accompanied with local schools and transport facilities ensures that Lower Clapton remains a desirable area to reside.

Transport

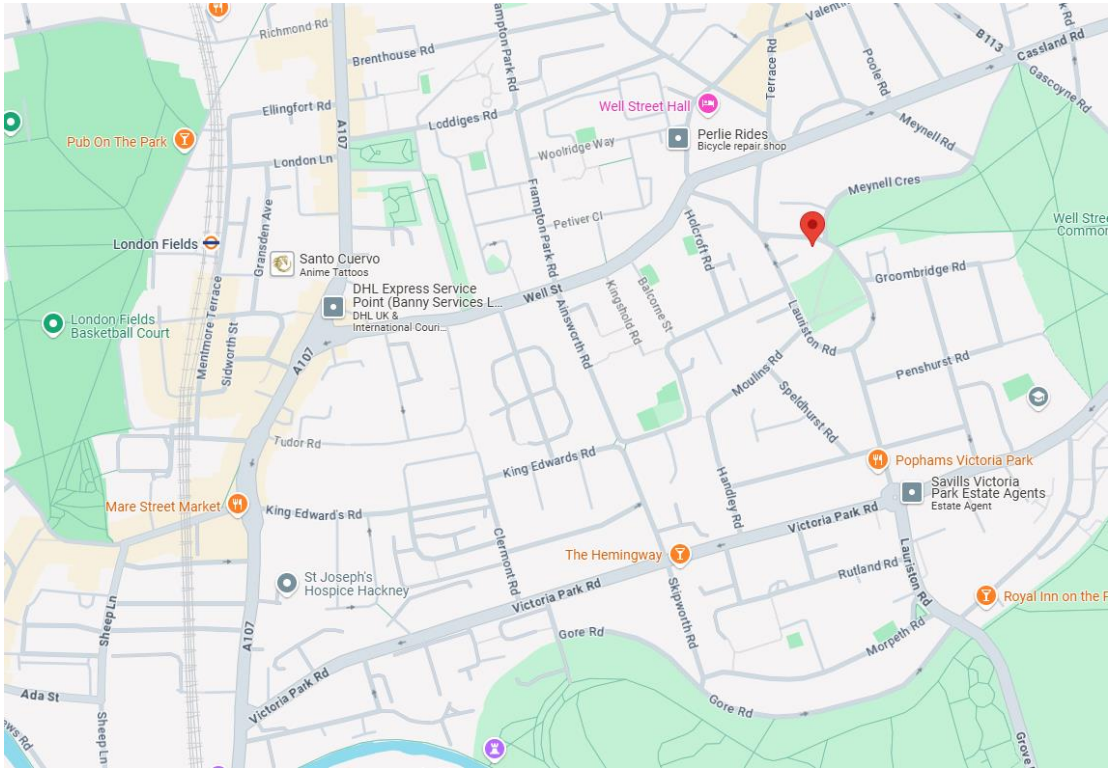
The area is served well through a network of local bus routes and train services. (Hackney Downs Main Line Station into Liverpool Street and Homerton & Hackney Central Stations on the North London Line

Shopping And Leisure

A diverse selection of shops, restaurants, bars and cafés accompanied by an array of local heritage sites, theatres and recreational facilities can be sourced locally.

Directions to the office

If you are visiting the office by car you will find parking in the side roads off Lower Clapton Road or pay & Display directly outside our office in Median Road. (Turn into Powerscroft Road(one-way) and right again into Median Road).



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www.castles.london

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