



## Cecilia Road, E8

£1,225,000

A five bedroom Victorian terrace measuring over 1800 sq ft with a private garden. This is the first time the house has been available in over 60 years and offers a buyer to renovate and extend, subject to planning. The home is being offered chain free.

Cecilia Road is located moments away from Ridley Road, Mare Street and Kingsland High Street with an abundance of cafés and local amenities. Dalston Kingsland, Dalston Junction and Hackney Downs Overground stations are all half a mile away providing easy access to the rest of the City. London Fields & Hackney Downs Park are both under one mile away.

### Features

- Five Bedrooms
- Two Bathrooms
- Renovation & Self Contained
- Studio Potential
- Original Features
- Large West Facing Garden
- Over 1800 sq ft
- Chain Free



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On the raised ground floor you will find the reception room and kitchen with high ceilings, feature fireplaces and its original ornate cornicing

Across the top two floors are three double bedrooms and utility room. The lower ground floor consists of another two double bedrooms, storage, shower and W/C. There is a separate entrance offering the opportunity to create a self-contained studio and the access to the large West Facing garden is on this level.

The home offers great renovation potential in a very sought after E8 location.



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Total area (approx.): 167.6 sq. m (1,804.0 sq. ft)