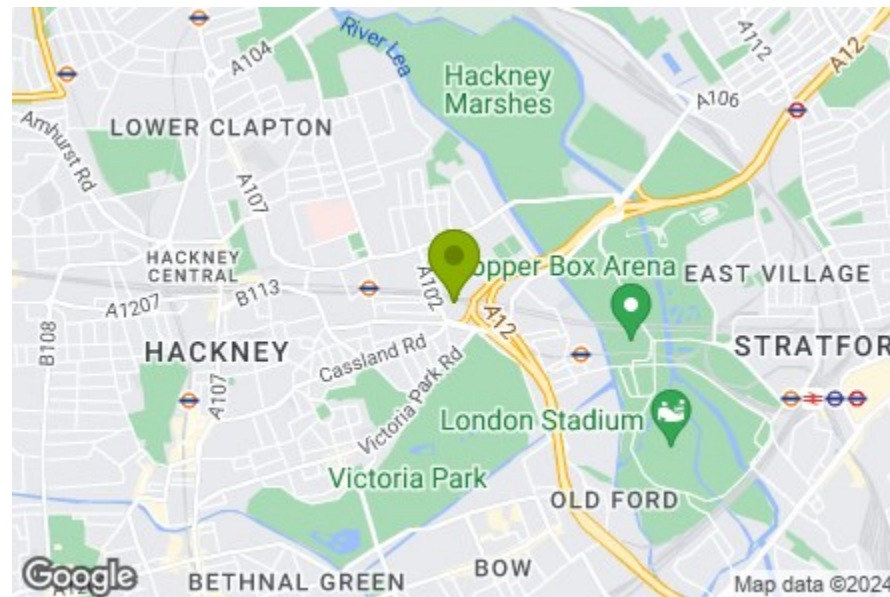




Approx. Gross Internal Floor Area 1368 sq. ft / 127.08 sq. m

Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation. Produced by Elements Property

- Reception Room
23'5" x 13'10"
- Kitchen
13'6" x 11'8"
- Bedroom
13'10" x 10'2"
- Bedroom
11'6" x 8'9"
- Bathroom
11'6" x 7'3"
- Bedroom
18'6" x 8'9"
- Eaves Storage
- En-suite
7'4" x 4'3"
- Bedroom
11'1" x 7'3"
- Garden
25'9" x 14'9"
- Storage



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C	66	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



BUSHBERRY ROAD, HOMERTON

Offers In Excess Of £999,999 Freehold 4 Bed House



Features:

- Four Bedroom House
- Arranged Over Three Floors
- Two Bathrooms
- Beautifully Renovated
- Private Garden
- Moments Away from Victoria Park

An enchanting and characterful, artfully developed four bedroom family home, brimming with designer flourishes and lovingly extended over three storeys plus an expertly landscaped rear garden. All just five minutes' walk from Victoria Park.

Your rear garden's one of a whole host of star attractions, with elegantly arranged split level patios, full of blossoming green planters and surrounded by exposed brick and timber fencing. A splendidly secluded solace, complete with bespoke storage for bikes and barbecues.

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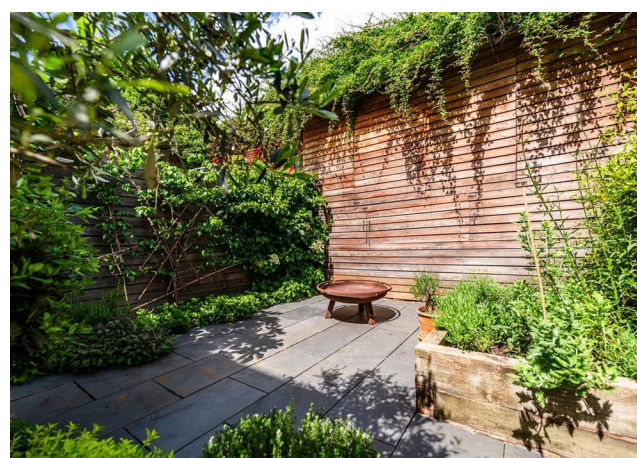
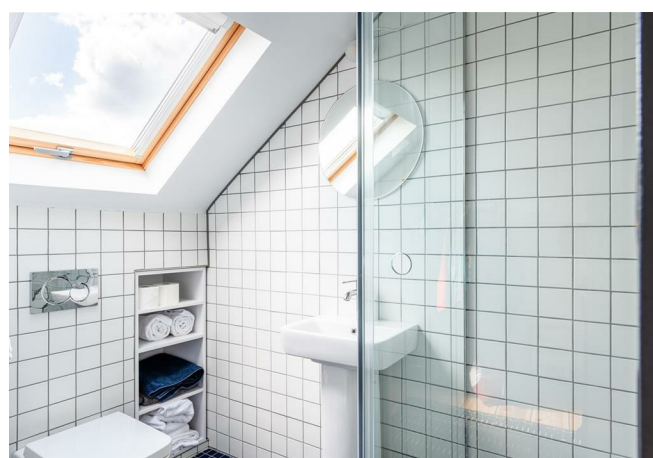
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IF YOU LIVED HERE...

Your 300 square foot through lounge is an instant highlight brightly lit by a double glazed bay window adorned with bespoke wooden shutters. Pristinely restored original timber floorboards flow underfoot and there's a striking vintage hearth and marble mantel sat between a wealth of bespoke open shelving and storage. Even this is just the start though, from here you can step down into your covetable kitchen/diner, all skylights and exposed brick.

In here a substantial chef's island takes centre stage, complementing flanks of light bespoke birch ply cabinets and terrazzo worktops. You have a double width, stainless steel chef's oven, and an entire rear wall of floor to ceiling patio doors opens everything up to that astonishing garden, bringing the outside in in fine style. Upstairs now, where your family bathroom keeps the standard high, with a smartly finished tub and frameless walk in rainfall shower.

Onto the sleeping arrangements now. Your principal bedroom to the front comes in at an impressive 140 square feet, with classic cast iron radiators under the twin sash windows and more of that lovely vintage timber flooring underfoot. Bedroom two's another double, sat to the rear for a garden view. Your sizeable loft conversion is home to two more double bedrooms, one an especially impressive skylit affair, with accompanying sleek en suite.

Outside and you have a bona fide London landmark on your doorstep. Victoria Park spans over 200 acres of diversely landscaped greenery. Dating back to 1845 it's still London's most popular public park and is home to a boating lake, playgrounds, cafes, cricket pitches, tennis courts and so much more. An enviable option for morning runs or evening strolls and all just five minutes on foot from your new front door.

WHAT ELSE?

- Homerton overground station is half a mile on foot for direct eight minute runs to Stratford and a whole host of onward underground, overground and international destinations (not to mention the huge Westfield shopping centre).
- Parents will be pleased to find twenty four primary/secondary schools nearby, all rated 'Outstanding' or 'Good' by Ofsted, and all less than a mile away on foot.
- You're spoilt for choice when it comes to a new local, but be sure to try out The People's Park Tavern on the borders of Victoria Park, just ten minutes on foot.



A WORD FROM THE OWNER...

"We moved here from Dalston back in 2016 for more space and because we wanted to get stuck into a bit of a project we could make our own. A year later after a lot of blood sweat and tears we finally had the house ready and have loved being here ever since. It's been a pleasure living on Bushberry Road, the street has a lovely vibe and we've become good friends with many of the neighbours. The location is tucked away but it's well located for Homerton station, Victoria Park, Hackney Marshes, the Wick and the Olympic Park. There's so much green space it's really been a blessing. We've been in Hackney since 2008 and will be sad to move on but as they say, a change is as good as a rest!"

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