

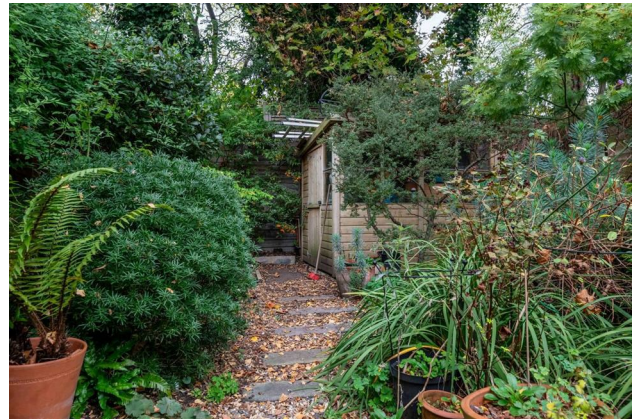
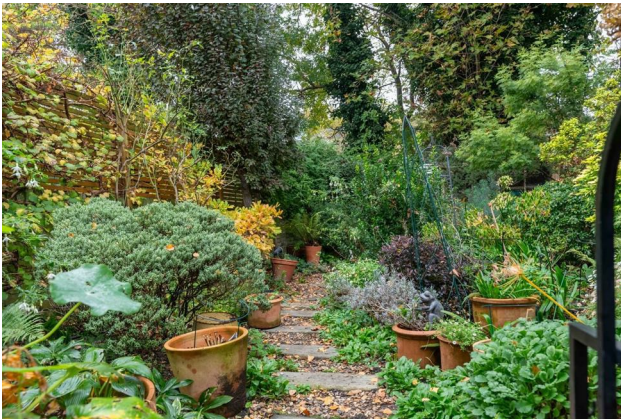
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Ickburgh Road, London, E5

Price £1,650,000

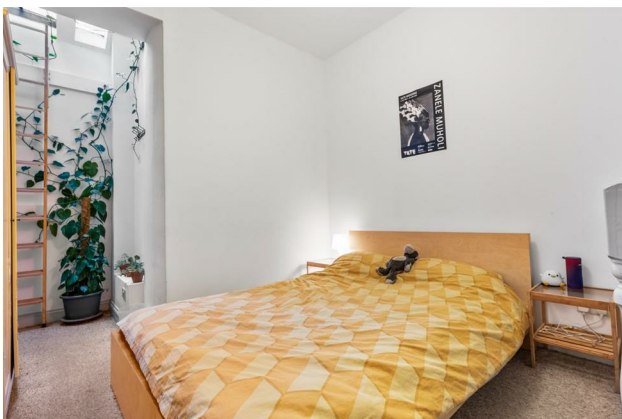
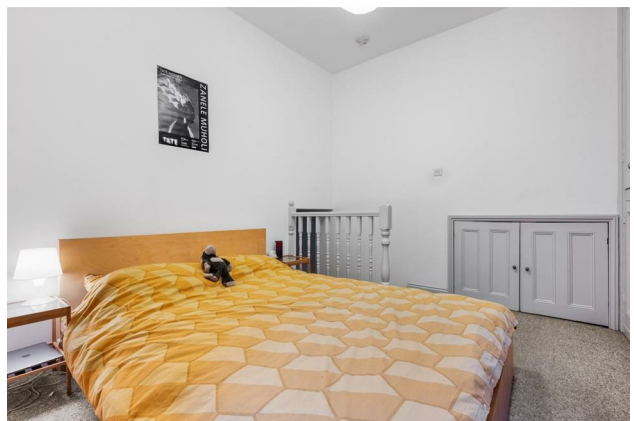
Property Images



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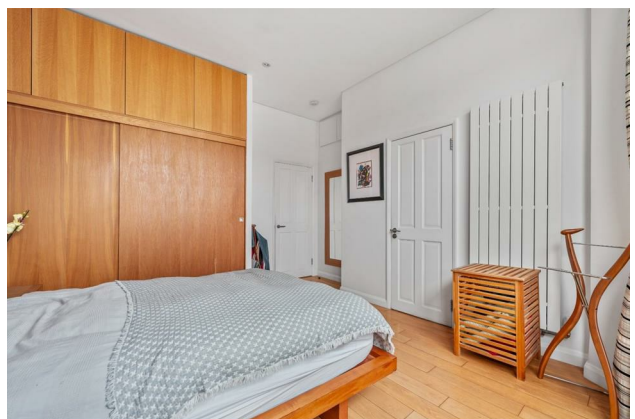
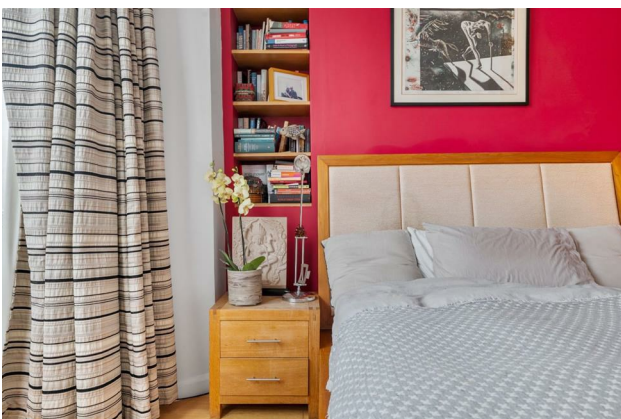
Property Images



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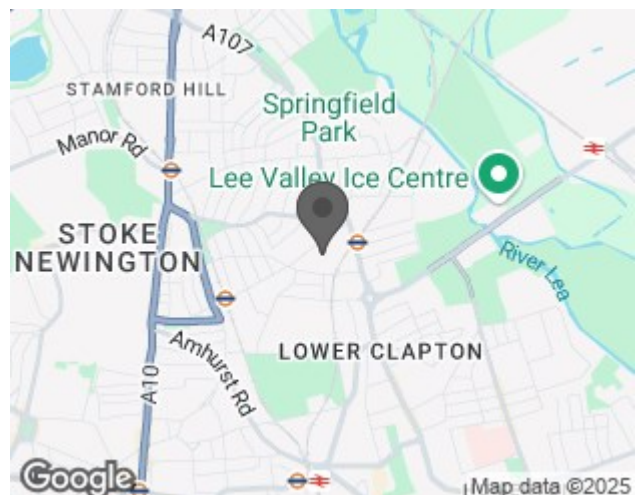
TOTAL FLOOR AREA : 2310sq.ft. (214.6 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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EPC

| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (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 | |
| | | 78 |
| | 68 | |

Map



Details

Type: House - Mid Terrace Beds: 6 Bathrooms: 3 Receptions: 2 Tenure: Freehold

Summary

Rarely available, this period freehold house with original features is perfectly located on one of the most sought-after roads in E5 and offers 2,310 sq. ft. (214 sq. m.) of internal accommodation with a garden extending over 50 feet in length.

Available to view by appointment only, the property is set over four levels and offers a fantastic opportunity to acquire this family home. The property is presented in excellent condition throughout and comprises, a large reception room into bay window, guest W.C., on the ground floor, kitchen/diner with utility area to the rear leading to the stunning 55 foot rear garden,

The first floor has the master bedroom into bay window with en suite bathroom, two further bedrooms and a shower room, the second floor has two further bedrooms and a separate W.C.

The property also benefits from loft storage and there is further scope (subject to all the necessary consents) too expand further into the loft.

In addition to this, on the lower ground floor there is a kitchen/reception room, guest bedroom and a shower room, this also benefits from having a separate entrance.

Ickburgh Road is a quiet residential street only being moments away from the wide range of bars, restaurants and coffee houses of Clapton, Stoke Newington Church Street & High Street as well as only being a short walk from the wide-open spaces of the stunning Hackney Downs Park and Clissold Park.

Transport links include Clapton Station (Overground), Rectory Road (Overground), Dalston Kingsland & Junction Stations (Overground) and a wide variety of bus routes allowing easy access into The City and West End.

Features

- Family House • Five/Six bedrooms • Two reception rooms • Large rear garden • Excellent condition throughout • Close to transport links