



Navarino Road

London Fields, E8

Asking Price £5,500,000

An opportunity to acquire a substantial and imposing, architecturally curated six bedroom semi-detached, partially double fronted Victorian Freehold, offering space and design that must be viewed to be appreciated, only moments from London Fields.



Navarino Road

London Fields, E8

- Victorian villa
- Semi detached
- Six bedrooms
- Architecturally designed
- Off street car parking for two cars
- Moments away from London Fields



An opportunity to acquire a substantial and imposing, architecturally curated six bedroom semi-detached, partially double fronted Victorian Freehold, offering space and design that must be viewed to be appreciated, only moments from London Fields. Accommodation is considered comprising; an atmospheric, dual reception space on the raised level, complete with ornate features that include a marble fireplace and detailed coving, with the orangery, accessed via Crittal doors set behind which provides access to the terrace, with the galleried study and cloak room also on this floor. The lower floor is an architectural masterpiece, featuring polished concrete and part double height space with the focus on the 5m high glass door by Vitrocsa and the kitchen by Bulthaup complete with marble fireplaces and Miele appliances. There are also floor to ceiling sliding glass doors which lead to the patio and in turn to the mature rear garden, measuring c 60' and benefitting from an outside kitchen and self-contained garden studio at the rear. The lower floor also houses a cinema room and bedroom with an en-suite shower room, a WC and a utility room. The first floor houses the principal bedroom, dressing room and bathroom suite. There are two bedrooms on the second floor with an additional two double bedrooms on the top floor. It should be noted there is off street car parking for two cars and an integrated sound system throughout all the main rooms. Navarino Road is set in the heart of ever evolving East London, and only moments away from London Fields, with popular Broadway Market also a short walk away.

Tenure: Freehold

Local Authority London Borough Of Hackney (Council Tax)

Council Tax Band G

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	62	73
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Chestertons Islington Sales

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London

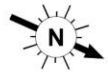
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NAVARINO ROAD, E8



APPROXIMATE GROSS INTERNAL AREA
 LOWER GROUND FLOOR = 1394 SQ FT / 129.5 SQ M
 (EXCLUDING REDUCED HEADROOM)
 GROUND FLOOR = 975 SQ FT / 90.6 SQ M
 (EXCLUDING REDUCED HEADROOM / ATRIUM VOID)
 FIRST FLOOR = 484 SQ FT / 45.0 SQ M
 SECOND FLOOR = 494 SQ FT / 45.9 SQ M
 (EXCLUDING REDUCED HEADROOM)
 THIRD FLOOR = 84 SQ FT / 7.8 SQ M
 (EXCLUDING REDUCED HEADROOM)
 STORE = 41 SQ FT / 3.8 SQ M
 REDUCED HEADROOM / STORAGE = 357 SQ FT / 33.2 SQ M
 TOTAL = 4179 SQ FT / 388.3 SQ M

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