

Richmond Road, E8



Blakestanley are thrilled to offer to the market this four-bedroom Victorian maisonette overlooking London Fields Park. Bathed in natural light throughout and offering 1442sqft (134sqm) of living space (including the garden studio), this property blends seamlessly Victorian features with contemporary design. The house is accessed via a private front garden and spread across three floors, comprising a dual aspect open plan reception / kitchen / diner, an entrance to the 60ft rear garden with office studio, four double bedrooms and two bathrooms. The property benefits from many period features including high ceilings, wooden floors, fireplaces and wooden sash windows, recently double glazed throughout. Ideally positioned for highly rated schools, the cafés, bars and restaurants of Broadway Market, the Lido in London Fields and Regent's Canal. Numerous transport links including Haggerston, London Fields and Hackney Central as well as many bus routes put the City within easy reach.

£1,350,000

Freehold

KEY FEATURES

- Located opposite London Fields Park
- Four double bedrooms
- Victorian Maisonette with high ceilings, wooden floors and Sash windows
- Open plan living with a dual aspect reception room
- Private garden extending to 60ft
- Local Lido and weekend markets
- Ideally positioned for highly rated schools
- London Fields Station makes the city moments away

ENERGY PERFORMANCE CERTIFICATE

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		

ADDITIONAL INFORMATION

TENURE:	Freehold	(Advised by Vendor)
SERVICE CHARGE:	N/A	(Advised by Vendor)
GROUND RENT:	N/A	(Advised by Vendor)
COUNCIL TAX:	Band E - £2,167.36	(Advised by Vendor)
LOCAL AUTHORITY:	Hackney London Borough Council	
VIEWING:	By appointment through BlakeStanley	

For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and believed to be accurate within 6 inches. They should not be relied upon for carpets and furnishings.



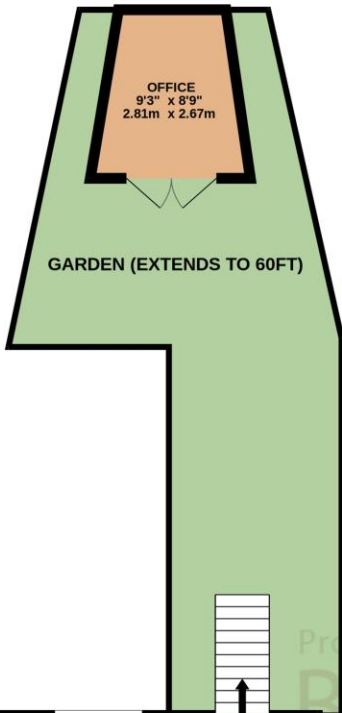




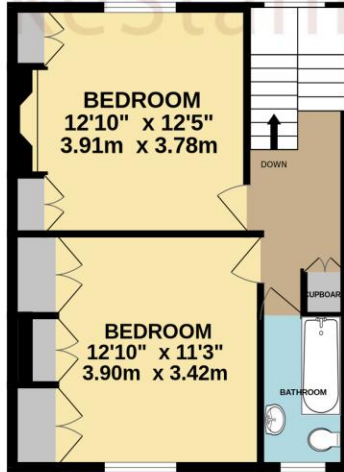
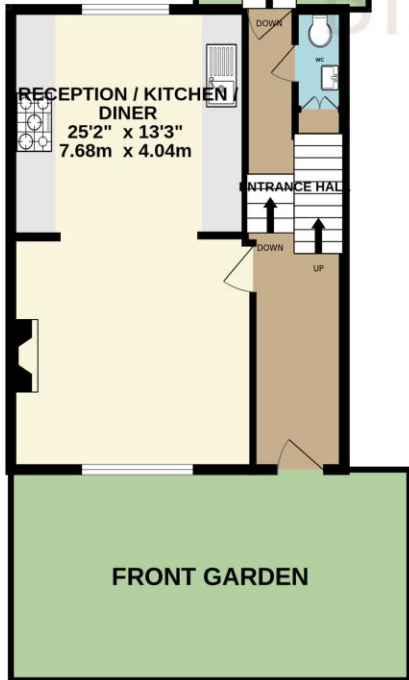




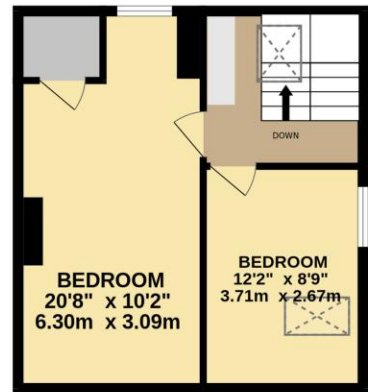
GROUND FLOOR
521 sq.ft. (48.4 sq.m.) approx.



1ST FLOOR
450 sq.ft. (41.8 sq.m.) approx.



2ND FLOOR
382 sq.ft. (35.5 sq.m.) approx.



TOTAL FLOOR AREA : 1442sq.ft. (134.0 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 not 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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