

Chelmer Road, E9



Blakestanley are pleased to be marketing this well maintained five-bedroom Victorian terraced house located on a popular residential tree lined street. The ground floor of the property consists of a double reception with much of its period features retained such as sash windows and exposed wood flooring. Walking through to the kitchen which offers space for dining and access to the west facing garden. On the first floor there are three double bedrooms and a family three piece bathroom. A further two bedrooms and shower ensuite are located on the second floor. The property gives any purchaser the opportunity to carry out a ground floor extension subject to the usual planning consents. Within walking distance to both Homerton Overground Station and Chatsworth Road, offering an array of independent businesses and its popular Sunday Market. The tranquil Hackney Marshes is only moments away as well as the river Lee. Sold chain free.

£1,200,000
Freehold

KEY FEATURES

- Five bedrooms
- Two bathrooms
- Separate kitchen and dining area
- Double reception room
- Period features throughout
- Close to Chatsworth Road and its Sunday market
- Local to green open space of Hackney Marshes
- Numerous transport links

ENERGY PERFORMANCE CERTIFICATE

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	58 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 D - £1,877.37	(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.



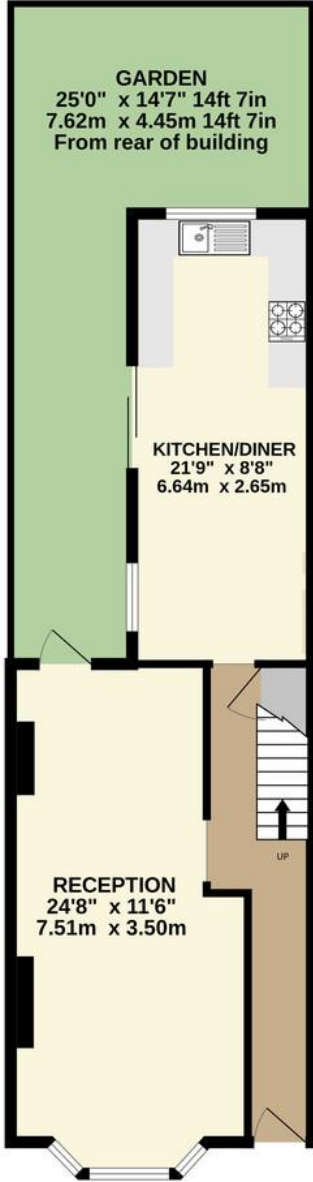








GROUND FLOOR
530 sq.ft. (49.2 sq.m.) approx.



1ST FLOOR
521 sq.ft. (48.4 sq.m.) approx.



2ND FLOOR
392 sq.ft. (36.4 sq.m.) approx.



TOTAL FLOOR AREA: 1443 sq.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 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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