



RODING ROAD, LONDON, , E5 0DR



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UK's finest properties

GUIDE PRICE - £900,000 to £950,000

A 3 bed period property in a great Hackney location. A classic, ornate Victorian exterior welcomes you into this characterful home. Internally, original cornicing and bannisters have been retained. High ceilings and large windows throughout give a real sense of space to this well sized home. It comprises 3 well sized double bedrooms, reception, living room, dining room, spare W.C on the ground floor and extended kitchen. A lengthy side return leads on to the large, south-west facing garden.

Very well located, you are off the well known Homerton High Street, which is surrounded by a great mix of local shops and amenities. A short walk will get you to the ever popular, trendy, Chatsworth Road with it's mix of local shops, restaurants and coffee shops. 'Chats' is also home to the busy Sunday market with it's great variety of street food. A very short drive in the other direction will get you to Westfield Shopping centre.

Also right next to Mabley Green Park with it's astro turf pitches and kids play area, and a short distance from the well known Hackney Marshes. Great road links and transport facilities and near to a host of Ofsted Good to Outstanding rated schools.





- 3 Bed Period Property
- Classic Victorian Period Features
- High Ceilings and Large Windows Throughout
- Great Hackney Location
- Well Sized Rooms
- Large South-West Facing Garden
- Extended Kitchen
- Great Road Links and Transport Facilities
- A Host of Ofsted Good to High Rated Schools Nearby
- No Onward Chain





### RECEPTION

13'7" x 11'11" (4.16 x 3.65)

Welcoming reception room with classic Victorian coving running throughout the ceiling. A large set of 3/4 length bay windows allow natural light to flood into the room and combine with the high ceiling to give an open, spacious feel.

### LIVING ROOM

11'7" x 10'0" (3.54 x 3.07)

Cosy living room provides an ideal area to unwind and relax. The high ceiling gives a sense of space, finished with hardwood flooring which creates a contemporary, timeless look.

### DINING ROOM

12'9" x 11'1" (3.89 x 3.39)

A unique archway welcomes you into this well sized dining room. Large dual aspect windows bring this room to life and create a bright, relaxing atmosphere. Another open archway at the far end leads you into the kitchen.

### KITCHEN

13'7" x 9'7" (4.15 x 2.93)

Classically styled kitchen with plenty of units for storage space and large worktop areas providing ample room for prep and cooking. Dual aspect windows allow in copious amounts of natural light for an open, spacious character.

### BEDROOM 1

10'9" x 9'7" (3.30 x 2.93)

Double bedroom finished in neutral colours and hardwood flooring to create a cosy, relaxing feel.

### BEDROOM 2

11'9" x 10'0" (3.60 x 3.07)

Well sized second bedroom which continues the theme of high ceilings and large windows that run throughout this home.

### BEDROOM 3

15'7" x 11'5" (4.76 x 3.49)

Large, well finished master bedroom. Original Victorian coving runs throughout the ceiling and combines with the modern decor to give a nice contemporary/classic look. A large set of double glazed window allow in lots of natural light which combines with the high ceiling for a spacious, relaxing feel.

### BATHROOM

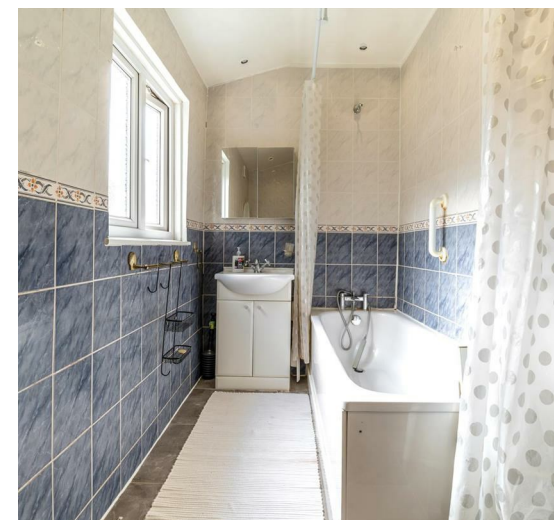
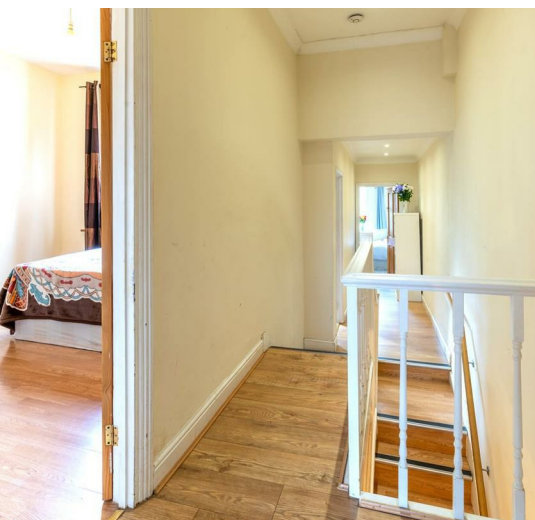
10'10" x 5'2" (3.32 x 1.58)

Well sized family bathroom with a very bright, spacious appearance.

### W.C

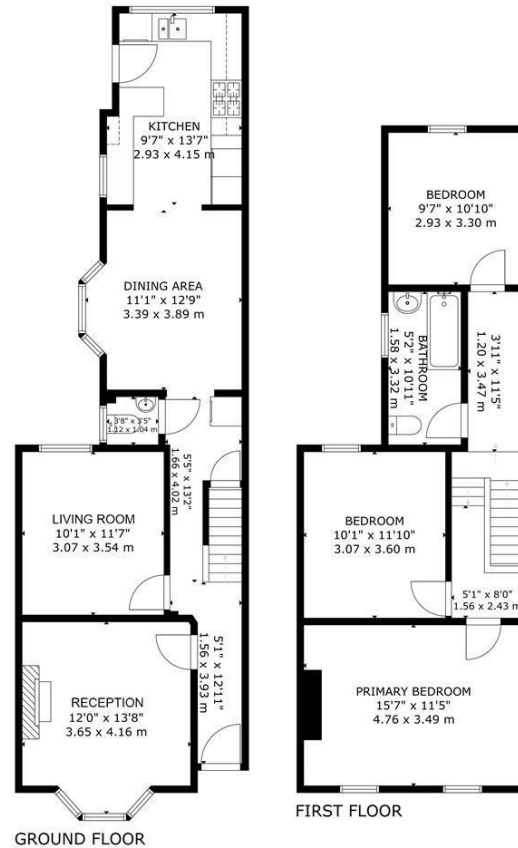
3'8" x 3'4" (1.12 x 1.04)

Handy spare W.C on the ground floor.





RODING ROAD, E5  
Total Approximate Internal Area: 118m sq/ 1265 sq ft



SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

If you are approaching from Homerton Train Station, take a right onto the B112 (Homerton High Street), then Roding Road will be your 4th turning on the left. If you are approaching through the A102 (Kenworthy Road), when you get to the end of the road, turn left onto the B112. Then Roding Road is your first turning on the right.

Hackney  
Band

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
70	85	C	B
<small>Not energy efficient - Higher running costs</small> <small>EU Directive 2002/91/EC</small>		<small>Not environmentally friendly - Higher CO<sub>2</sub> emissions</small> <small>EU Directive 2002/91/EC</small>	



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