



**Southborough Road, London E9**

**Asking Price  
£625,000**



### Key Features

- **A Spacious 780+ sq ft Property**
- **Located on SOUTHBOROUGH ROAD**
- **Thoughtfully Reconfigured**
- **PRIVATE Rear Garden**
- **Side Access Perfect For Bike Use**
- **Modern Contemporary Décor Throughout**
- **Bonus Storage Space**



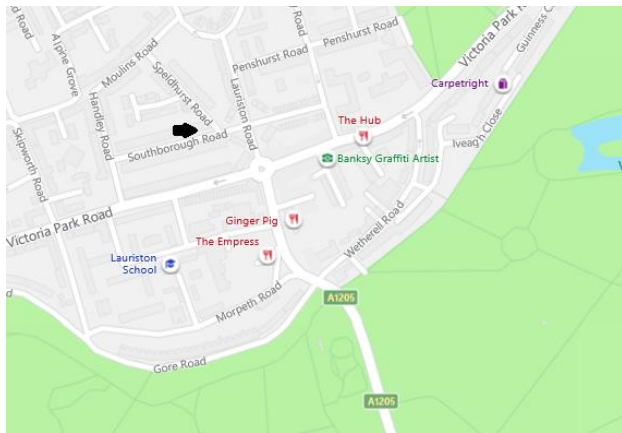


**OCCUPYING A FANTASTIC CORNER POSITION ON ARGUABLY ONE OF THE MOST REQUESTED ROADS OF VICTORIA PARK VILLAGE "SOUTHBOROUGH ROAD". THIS VICTORIAN CONVERSION EFFORTLESSLY COMBINES ALL THE CHARM YOU WOULD EXPECT FROM A PROPERTY OF THIS STYLE WITH A RANGE OF ELEGANT BESPOKE FITTINGS IN EVERY AREA.**

**THE APARTMENT HAS BEEN CAREFULLY RECONFIGURED TO OFFER MAXIMUM LIVING SPACE AND ENJOY AN ABUNDANCE OF NATURAL LIGHT TO FLOW THROUGHOUT THE ENTIRE PROPERTY.**

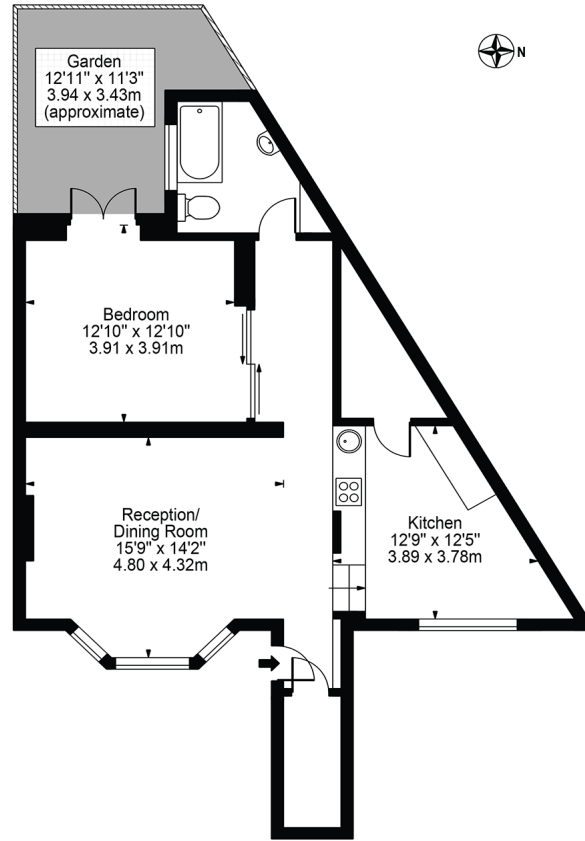
**INTERNALLY THE PROPERTY MEASURES IN AT OVER 780 SQ FT AND CONSISTS OF A BAY FRONTED SPACIOUS RECEPTION LEADING ONTO A RAISED KITCHEN /DINER, REAR BEDROOM LEADING TO THE COURTYARD GARDEN, A RECENTLY REFURBISHED CONTEMPORARY BATHROOM AND UNIQUELY A PRIVATE SIDE GATE FROM THE COURTYARD TO THE ADJOINING STREET, A PERFECT ADDITION FOR THOSE CYCLISTS AMONG YOU.**





## Southborough Road

Approx. Gross Internal Area 781 Sq Ft - 72.56 Sq M



Ground Floor

For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.



**Service/Maintenance Charge**  
£0, but you will be required to contribute to your share of building insurance

**Ground Rent**

£150

**Council Tax Band**

D

| Energy Efficiency Rating                           |          | Current                 | Potential |
|--|----------|-------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> |          |                         |           |
| (92 plus)  | <b>A</b> |                         |           |
| (81-91)  | <b>B</b> |                         |           |
| (69-80)  | <b>C</b> |                         |           |
| (55-68)  | <b>D</b> | 59                      | 65        |
| (39-54)  | <b>E</b> |                         |           |
| (21-38)  | <b>F</b> |                         |           |
| (1-20)   | <b>G</b> |                         |           |
| <i>Not energy efficient - higher running costs</i> |          |                         |           |
| <b>England &amp; Wales</b>                         |          | EU Directive 2002/91/EC |           |

**Please contact our office at**

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London,  
E9 7HD

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**DAYS A WEEK**



**FREE VALUATIONS**



**FLOOR PLANS**



**FULL COLOUR PHOTOGRAPHY**



**SMS TEXT ALERTS**



**MORTGAGE ADVICE**



**COLOUR MAPS**

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