



44b Blurton Road, London, E5 0NL

£895,000

- Private south facing garden
- Open plan kitchen/reception/dining
- Recently renovated to high standard
- Within catchment of highly regarded schools
- Three bedrooms
- Basement storage
- Calm neighbourhood with lots to do
- Homerton Overground station

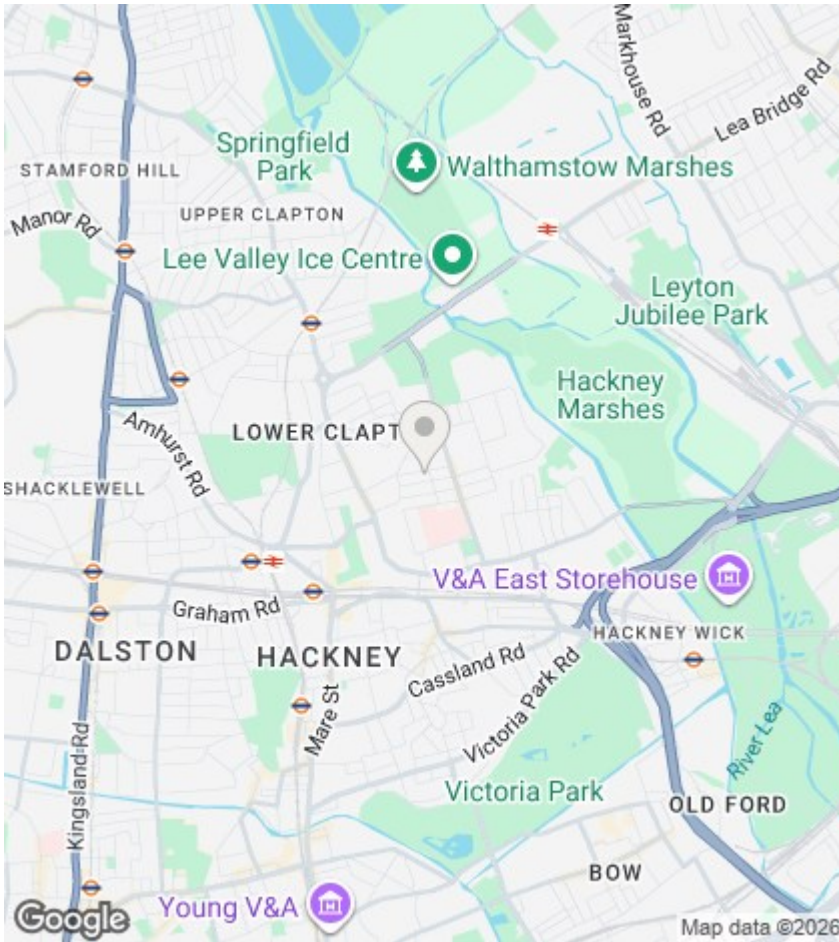
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In a grand period house in the heart of E5 Hackney, lies this beautifully presented three bedroom home with a private south facing garden. Here at BlakeStanley, we're wowed by its flawless design, making excellent use of space and natural light. Totalling 830sqft (77sqm) of living space and 992sqft (92.2sqm) with its very useful basement storage, the property comprises an open plan kitchen / diner, three bedrooms, a WC and a four piece bathroom suite. It seamlessly combines period features such as original cornicing and sash windows with modern fittings, block coloured tiles, cork flooring and Crittall-style windows. The property is perfectly situated to enjoy Chatsworth Road with its Sunday Market and many amenities, the green open spaces of Millfields Park and Hackney Marshes, as well as the community filled Elderfield Pub.



Council Tax Band: B





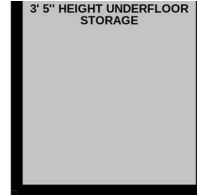
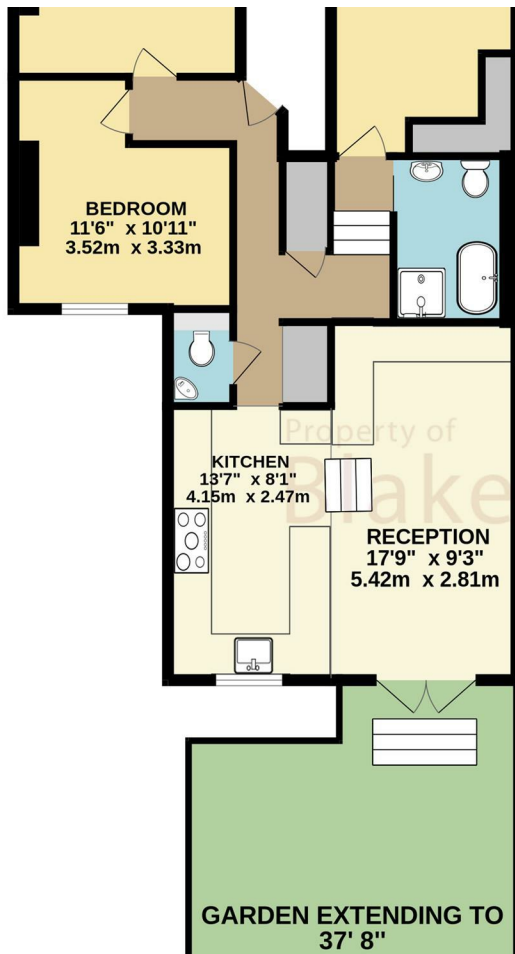
Directions

Viewings

Viewings by arrangement only. Call 020 8986 2743 to make an appointment.

EPC Rating:

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



TOTAL FLOOR AREA : 992 sq.ft. (92.2 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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