

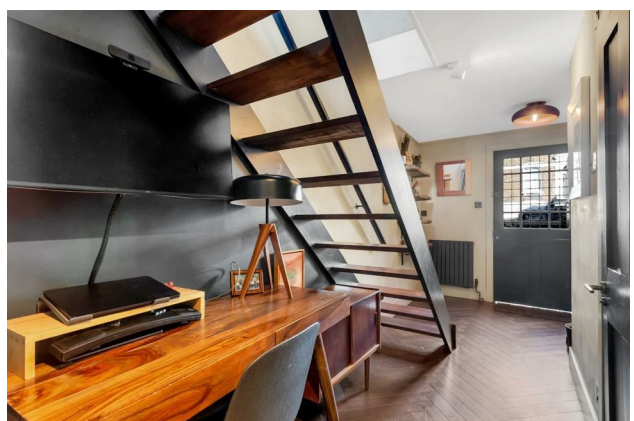
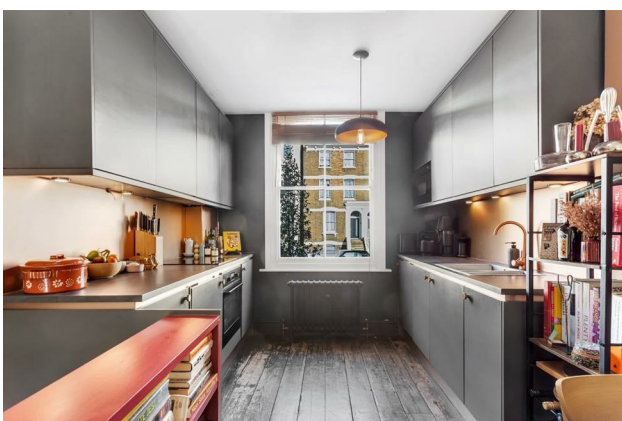
# HUNTERS®

HERE TO GET *you* THERE

**Sandringham Road, London, N16**

**Asking Price £750,000**

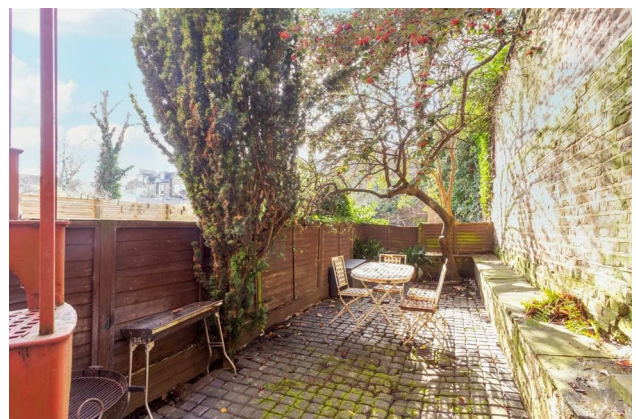
**Property Images**



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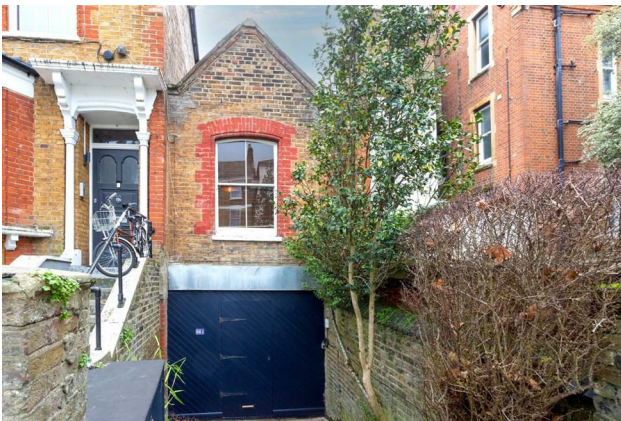
## Property Images



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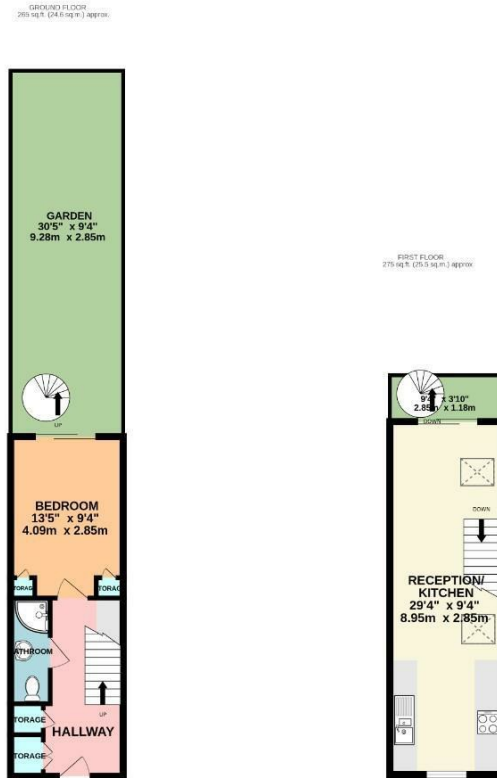
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## Property Images



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TOTAL FLOOR AREA: 539 sq.ft. (50.1 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplans 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 is given as to their operability, or efficiency can be given.  
 Made with Metropix G2020



## EPC

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			<b>86</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>62</b>	
(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	

## Map



## Details

Type: House Beds: 1 Bathrooms: 1 Receptions: 1 Tenure: Freehold

Offered to the market chain free, this truly charming one bedroom Victorian coach house is beautifully arranged over two floors and enjoys a delightful private cobbled garden, quietly tucked away on the sought-after Sandringham Road in Hackney.

This unique freehold home offers character and charm throughout, with excellent natural light and striking architectural features including vaulted ceilings with exposed beams and large sliding doors overlooking the garden.

The ground floor comprises a welcoming entrance hall leading to a generous double bedroom with built-in storage and direct access to the garden, along with a stylish contemporary shower room. The garden itself provides a peaceful outdoor space with cobbled paving, mature planting and stone bench seating, ideal for relaxing or entertaining.

Upstairs, a magnificent open-plan living and entertaining space is bathed in natural light and features impressive vaulted ceilings and exposed beams, creating a wonderful sense of volume. The living area flows seamlessly into a well-appointed fitted kitchen and dining space, making this an ideal environment for both everyday living and hosting. A built-in projector and screen currently provide a superb home cinema experience, which the sellers are happy to include as part of the sale.

Sandringham Road is perfectly positioned for the vibrant amenities of Hackney, with Broadway Market, London Fields and the restaurants, cafés and shops of Kingsland Road all within easy reach. Transport links are excellent with nearby Dalston Junction and Dalston Kingsland stations providing swift access across London.

This rare and characterful home would make an ideal first-time purchase, pied-à-terre or investment opportunity.

## Features

• Charming freehold Victorian coach house • One double bedroom • Private cobbled garden • Magnificent vaulted ceilings • Beautiful open plan living space • Approx. 539 sq ft (50.1 sq m) • Sought-after location • Offered to the market chain free