



## 6 Kingsford Row, London, E20 3AX

£1,200,000

- Allocated space in private car park (option to monetise if not in use)
- Large family kitchen/living space opening to patio
- Surrounded by nature - Olympic Park, Victoria Park, River Lea, Hackney Marshes
- Currently in catchment of 'Outstanding' rated Mossbourne Riverside Academy primary school
- Reception room opening to garden
- Located on a quiet pedestrianised cul-de-sac
- Top rated dining, entertainment and shopping options including Westfield, Sadlers Wells Theatre, and
- Excellent transport, Hackney Wick & Stratford stations

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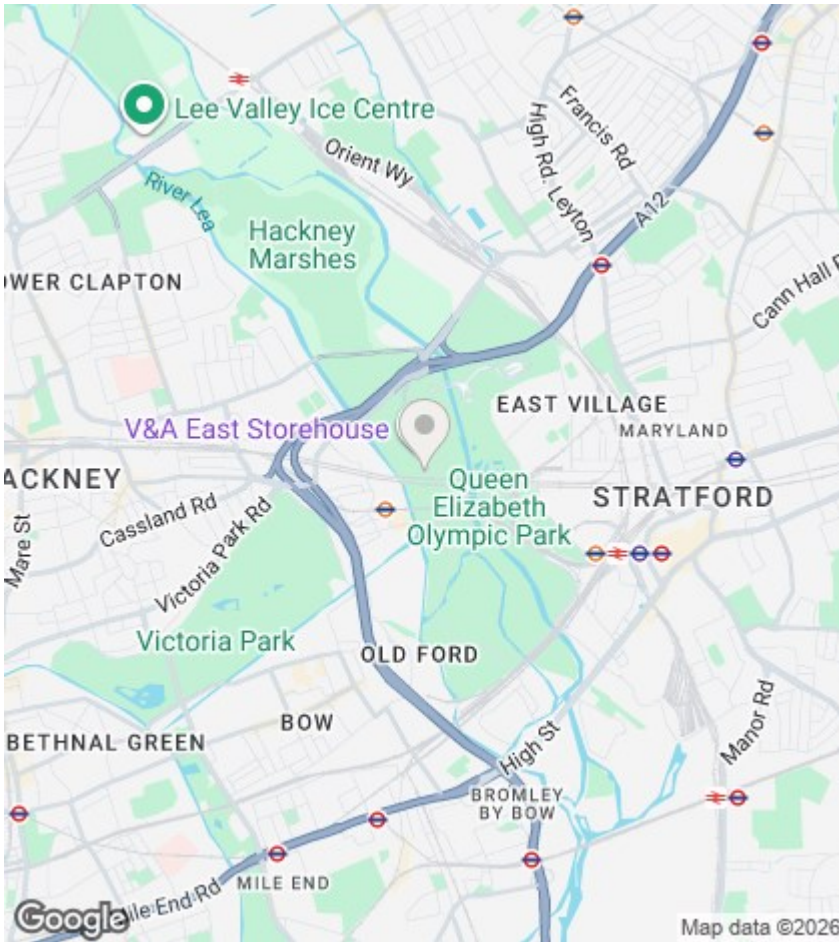
Blakestanley are delighted to present this spacious three-bedroom house, near the Olympic Park, Westfield, and the River Lea, on a quiet, pedestrianised cul de sac. Set across three floors, the property offers an expansive ground-floor entertaining area that opens onto an inner courtyard and a first-floor reception with access to a 378 sq ft garden. The three bedrooms include one with an en-suite and the house enjoys underfloor heating throughout and a secure allocated parking space. The newly opened V&A Storehouse, Eastwick Nursery, and the "Outstanding" OFSTED-rated Mossbourne Riverside Primary School are just moments away. Residents can enjoy the green open spaces of the Olympic Park, Victoria Park, Hackney Marshes, and the River Lea. Transport links are excellent, with Hackney Wick Overground and Stratford station offering the Elizabeth Line, DLR, Jubilee, Central, and mainline services, as well as Stratford International.



Council Tax Band: E







## Directions

## Viewings

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

## EPC Rating:

B

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>94</b>
(81-91) <b>B</b>		<b>85</b>	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

