



36 Seal Street, London, E8 2EE

£950,000

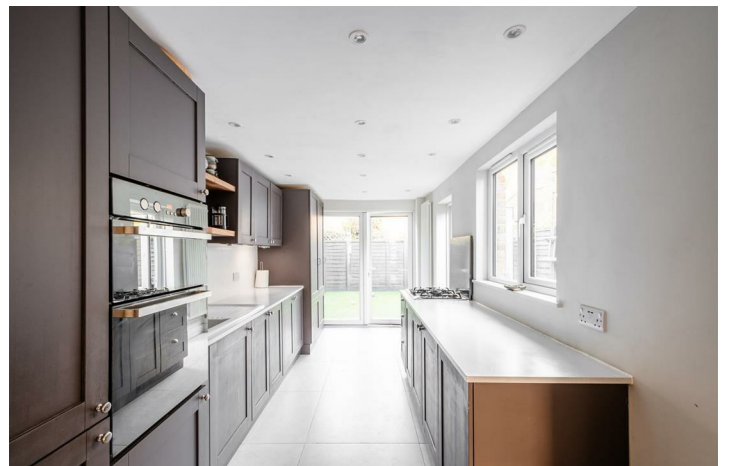
- Private garden
- Recently renovated
- Open fireplace
- A short walk from the Windrush, the Weaver and Mild May Overground lines
- Open plan living
- Attic storage
- Calm neighbourhood with lots to do
- Chain free

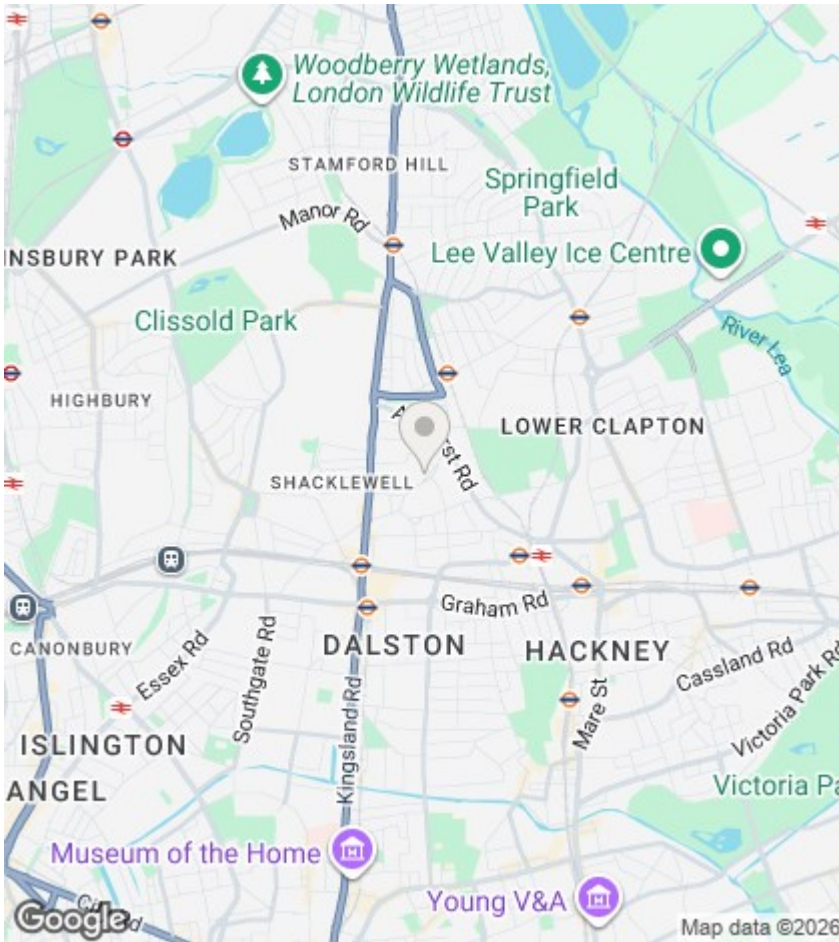
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Nestled on a quiet street a short stroll from the vast and tranquil Hackney Downs, is this bright and airy period house with garden. Far from its original 1884 build, the ground floor is now dual aspect due to its open plan design and consists of a double reception room, a modern kitchen with double doors to the garden. Stairs to the first, split-level floor, glow from sky lights installed into the roof and lead to three bedrooms and a three piece bathroom suite. The house benefits from attic storage space and previously granted planning permission for a side return extension on the ground floor. A right of way to the side of the house allows for off street parking. The property's neighbouring local amenities include newsagents, a yoga studio, a café and trendy Michelin Awarded Mediterranean restaurant, with much more to be discovered on Kingsland High Street and Stoke Newington Road.



Council Tax Band: D





Directions

Viewings

Viewings by arrangement only. Call 020 7254 7554 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	

