

Mapledene Road, E8



Welcome to this charming mid-terrace house located on the desirable Mapledene Road in the vibrant E8 area of Hackney. This spacious property boasts an impressive 1,337sqft of living space, making it an ideal family home or a perfect setting for those who enjoy entertaining. The house features a well-proportioned reception room that provides a warm and inviting atmosphere, perfect for relaxing or hosting guests. With four generously sized bedrooms, there is ample space for family members or guests, ensuring everyone has their own comfortable retreat. The two bathrooms offer convenience and privacy, catering to the needs of a busy household. The property is situated in a lively neighbourhood, known for its excellent local amenities, including shops, cafes, and parks, all within easy reach. The area is well-connected by public transport, making it simple to access the wider city and beyond. This home presents a wonderful opportunity for those seeking a blend of space, comfort, and a vibrant community.

£1,300,000
Freehold

KEY FEATURES

- Four spacious bedrooms.
- Two bathrooms.
- Cosy reception room.
- Mid-terrace freehold house.
- 1337sqft of living space.
- Close to local amenities.
- An array of transport links.
- Being sold chain free.

ENERGY PERFORMANCE CERTIFICATE

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

ADDITIONAL INFORMATION

TENURE:	Freehold	(Advised by Vendor)
SERVICE CHARGE:	N/A	(Advised by Vendor)
GROUND RENT:	N/A	(Advised by Vendor)
COUNCIL TAX:	Band D - £2,060.30 p.a.	(Advised by Vendor)
LOCAL AUTHORITY:	Hackney London Borough Council	
VIEWING:	By appointment through BlakeStanley	

For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and believed to be accurate within 6 inches. They should not be relied upon for carpets and furnishings.



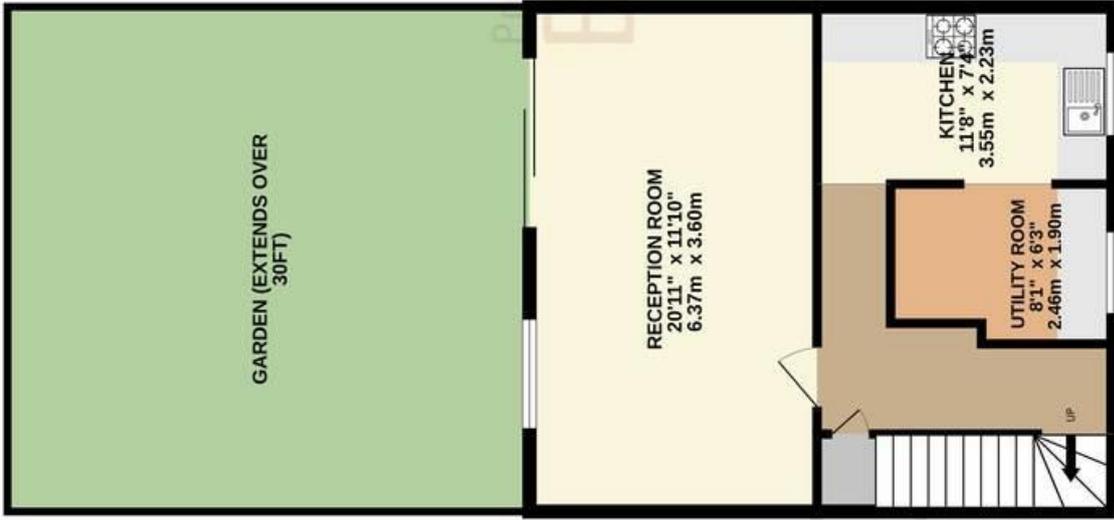




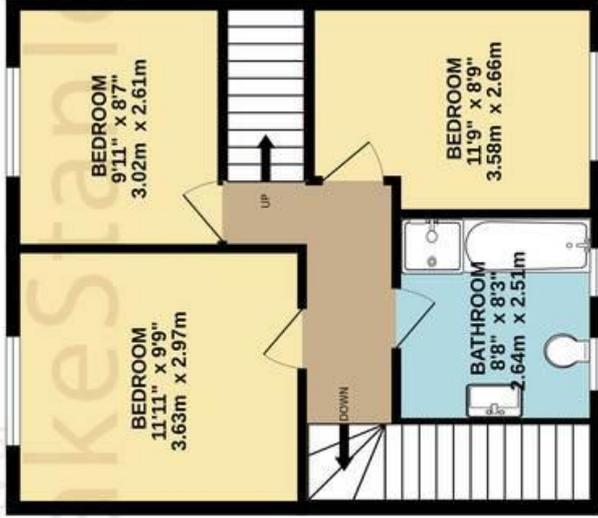




GROUND FLOOR
502 sq.ft. (46.6 sq.m.) approx.



1ST FLOOR
502 sq.ft. (46.6 sq.m.) approx.



2ND FLOOR
333 sq.ft. (30.9 sq.m.) approx.



TOTAL FLOOR AREA : 1337 sq.ft. (124.2 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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