



SANDRINGHAM ROAD

London E8



# A VICTORIAN HOUSE LOCATED ON SANDRINGHAM ROAD, E8

Beautifully refurbished and thoughtfully upgraded by the current owners, this stunning three-bedroom family home offers a seamless blend of period charm and contemporary design.



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Local Authority: London Borough of Hackney

Council Tax band: E

Tenure: Freehold

Guide price: £2,250,000



Set on a sought-after residential street in the St Marks Conservation area, the property spans over 2,000 sq ft and provides generous living space arranged over four floors.

Upon entering, you are welcomed by a bright double reception room featuring elegant wooden flooring, bespoke wooden shutters, boxed radiators, and the exquisite cornicing highlights the home's character. The front reception also enjoys a feature fireplace, adding charm to the space.





The lower ground floor hosts a spacious kitchen and dining area, finished to a modern standard with sleek cabinetry and attractive tiled flooring with underfloor heating. There is direct access to the private, south-facing rear garden, which is wonderfully secluded and manicured, and architecturally designed. The garden extends to 50 ft and includes a shed.

The upper floors comprise three well-proportioned bedrooms, each well presented. The principal bedroom on the top floor is a standout feature, offering impressive views across the city skyline and boasts a modern en-suite bathroom and walk-in wardrobe. One of the other bedrooms currently doubles up as a convenient study space.



## LOCATION

Sandringham Road is positioned in the heart of Dalston, one of East London's most vibrant and well-connected neighbourhoods. It sits within the London Borough of Hackney, close to an excellent selection of independent shops, cafés, restaurants and the lively atmosphere that defines the area.

Residents benefit from superb transport connections. Dalston Kingsland station is around 0.2 km away, offering fast London Overground links towards Highbury & Islington, Stratford and beyond. Dalston Junction is also nearby (approximately 0.4 km), providing additional routes across the city. Several bus stops along Dalston Lane, Shacklewell Lane and Kingsland High Street offer regular services directly into central London and surrounding districts.

The location offers a rich mix of local amenities. The area is known for its popular Ridley Road Market, local supermarkets, independent grocery stores and a wide range of cafés, restaurants, bars and cultural venues.

Green spaces are easily accessible, with London Fields and Hackney Downs within the wider surrounding area, providing open parkland ideal for leisure, sports and weekend relaxation.









(Including External WC & Shed / Excluding External Store & Void)  
Approximate Gross Internal Area = 193.2 sq m / 2079 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)



We would be delighted  
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