

Wild & Co.

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Skipworth Road, E9 7JH

Situated in the heart of Victoria Park and located directly off Victoria Park Road in a private cul-de-sac. This charming mid terraced house has been in the same family for approximately 50 years.

Originally designed as a 3 bedroom house, the property subsequently was reconfigured creating 2 double bedrooms. The reception opens on to rear garden and there is a seperate kitchen dining room.

Opportunities such as this do not come up very often and an early viewing is strongly recommended.

Offers In Excess Of £775,000 | Freehold

Skipworth Road, E9 7JH



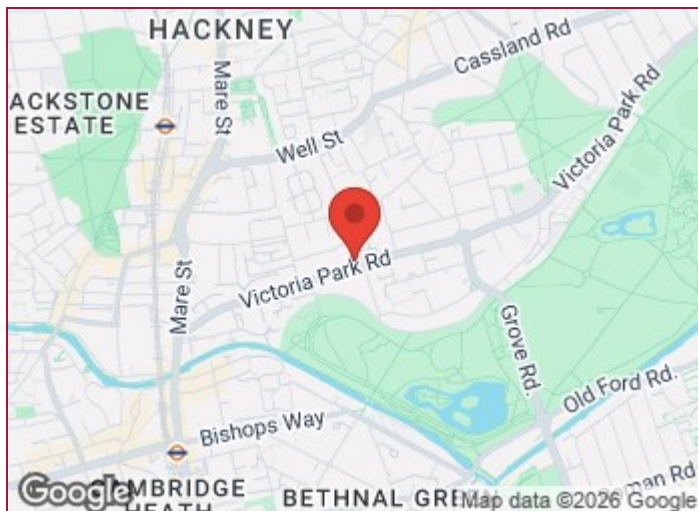
- Well proportioned living accommodation
- Heart of Victoria Park village
- Off Street Parking
- 2 double bedrooms
- Private cul-de-sac
- Close to various transport links
- Kitchen/diner
- Patio garden

A rare opportunity; a mid terraced two bedroom house which has been in the same family for around 50 years.

Well maintained but dated giving the discerning purchaser the chance to decorate/refurbish to ones own taste.

Victoria Park is the vibrant hub of South Hackney's cafe society and the surrounding area.

Along with the wide open green spaces of Victoria Park and the Botanical gardens.



Directions

Skipworth Road runs between Gore Road and King Edward's Road and is bisected by Victoria Park Road.



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Approx Gross Internal Area = 81.4 sq m / 876 sq ft



Ref :

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**BLEU
PLAN**

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C			
(55-68) D		76	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	
EU Directive 2002/91/EC	

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