Mapledene Road, E8



Nestled in the charming area of Mapledene Road, Blakestanley offer this delightful house which offers a perfect blend of comfort and style. Spanning 949sqft (88.2sqm), the property boasts two spacious reception rooms, ideal for both relaxation and entertaining guests, as well as a west facing private garden. The well-proportioned layout ensures that each room flows seamlessly into the next, creating a warm and inviting atmosphere. The house features three generously sized bedrooms, providing ample space for family living or accommodating guests. Each bedroom is designed to be a tranquil retreat, allowing for restful nights and peaceful mornings. The single bathroom is well-appointed, catering to the needs of the household with ease. The property has the added opportunity to extend further into the loft for an extra bedroom and bathroom, subject to planning permissions. Mapledene Road is a sought-after location, known for its friendly community and convenient access to local amenities. Residents can enjoy nearby parks, shops, and excellent transport links, making it easy to explore all that London has to offer. This property presents a wonderful opportunity for those seeking a family home or a smart investment in a vibrant area. Being sold chain free.

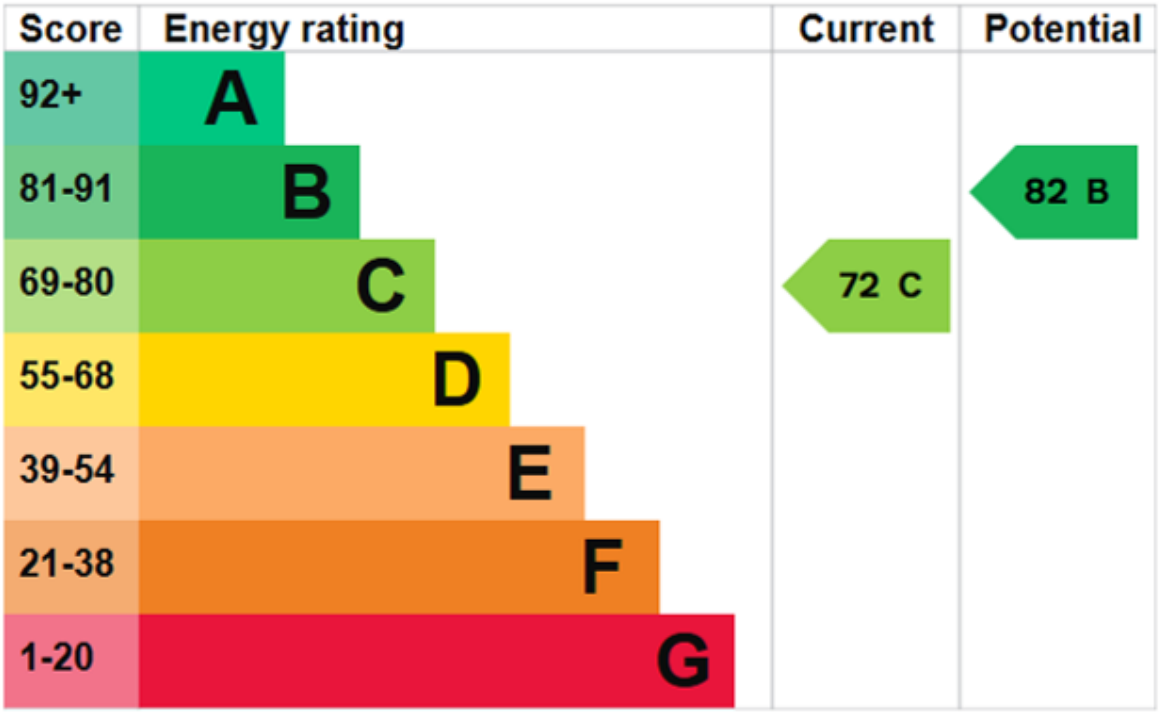
£1,150,000

Freehold

KEY FEATURES

- Three spacious bedrooms
- Two cosy reception rooms
- Charming west facing garden
- Bathed in natural light
- Being sold chain free
- Well-positioned for Broadway Market and its cafés, pubs and restaurants.
- London Fields with its Lido close by
- Within catchment of highly regarded schools
- An array of transport links

ENERGY PERFORMANCE CERTIFICATE



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.








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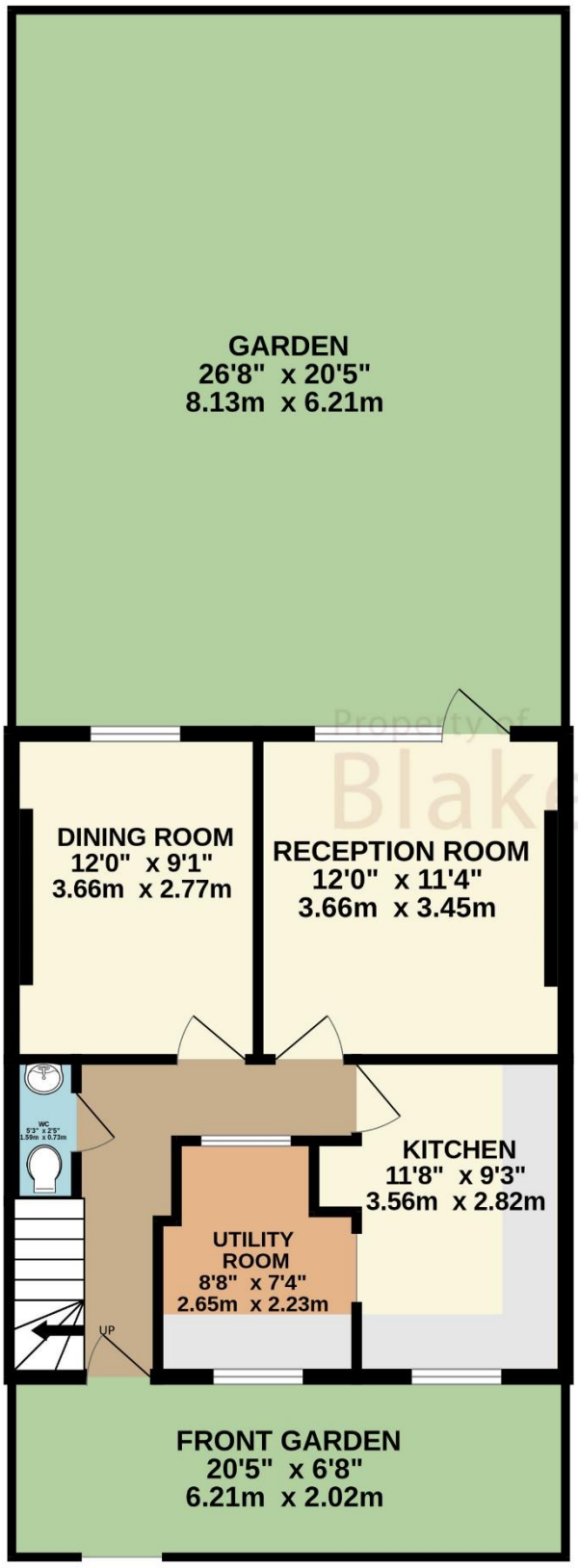




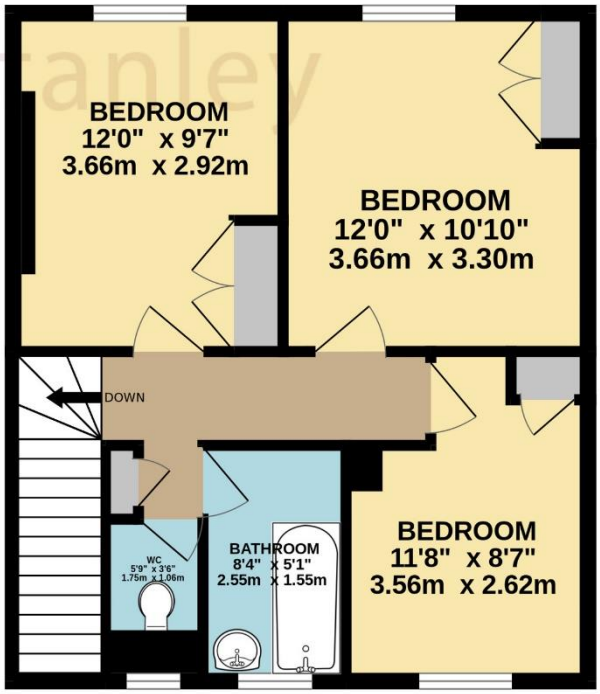




GROUND FLOOR
476 sq.ft. (44.3 sq.m.) approx.



1ST FLOOR
473 sq.ft. (43.9 sq.m.) approx.



Property of BlakeStanley

TOTAL FLOOR AREA : 949 sq.ft. (88.2 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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