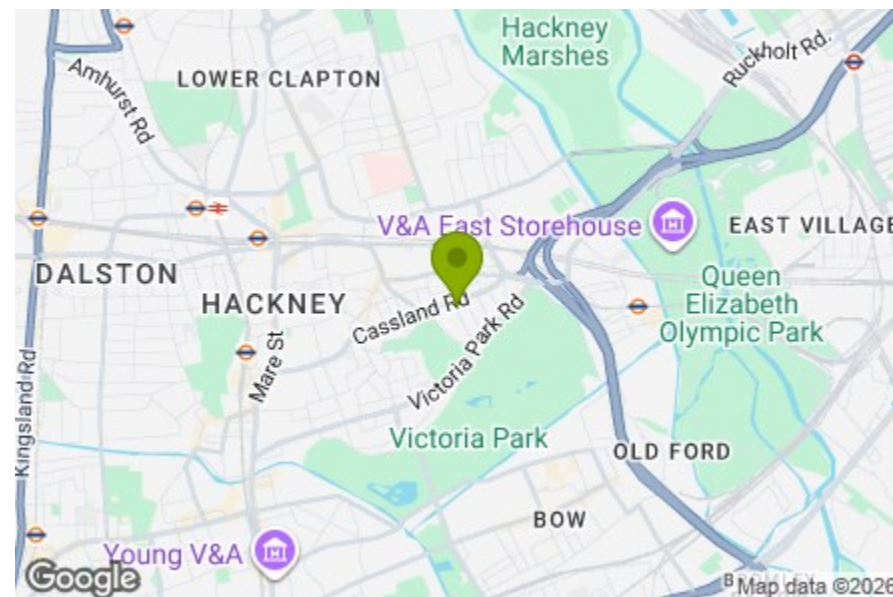




Total Area: 119.7 m<sup>2</sup> ... 1288 ft<sup>2</sup> (excluding garden, balcony, void)  
All measurements are approximate and for display purposes only

- Entrance Hall
- Hallway  
5'8" x 8'6"
- Reception Room  
15'5" x 14'0"
- Hallway  
15'5" x 5'7"
- Reception Room  
7'0" x 11'1"
- Void  
8'5" x 11'1"
- Bathroom  
4'3" x 8'7"
- Kitchen  
10'10" x 13'10"
- Balcony
- Hallway  
15'8" x 5'6"
- Bedroom  
9'2" x 13'10"
- Bathroom  
6'2" x 8'5"
- Bedroom  
7'10" x 11'2"
- Bedroom  
7'6" x 11'2"
- Garden  
15'8" x 24'10"
- Garage  
9'3" x 17'0"



Energy Efficiency Rating	
Very energy efficient - lower running costs	Current Potential
(92 plus) A	73 83
(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	



## HARROWGATE ROAD, VICTORIA PARK Offers In Excess Of £900,000 Freehold 3 Bed House - Mid Terrace



### Features:

- Three Bedroom House
- Beautifully Presented
- Two Reception Rooms
- Family Bathroom & WC
- Private Balcony
- Private Garden
- Garage
- Moments Away from Victoria Park

A beautifully presented three bedroom mid terrace house, arranged across three floors with two reception rooms, a family bathroom, separate WC, private balcony, garden and garage, all moments from Victoria Park. With Hackney Wick, the Olympic Park and the canalside restaurants of East London close by, this is a home with green space, creativity and great food all within easy reach.

REQUEST A VIEWING  
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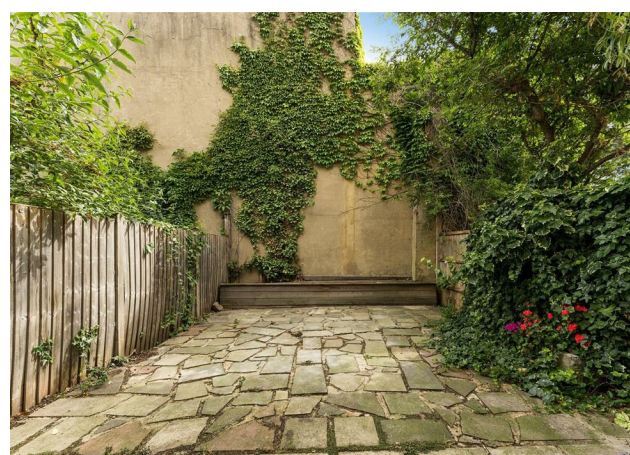
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#### IF YOU LIVED HERE....

Step inside and the house immediately feels bright, generous and full of possibility. The ground floor opens with an entrance hall and garage to the front, before leading through to a spacious reception room at the rear. With wood flooring, clean white walls and doors opening to the private garden, it is an easy space to imagine filling with long lunches, weekend coffee and relaxed evenings at home. The garden feels wonderfully tucked away, offering a private outdoor retreat that is not overlooked, making it a lovely spot to unwind or entertain in warmer months.

Upstairs, the first floor brings even more room to stretch out. The kitchen sits to the front, finished with pale cabinetry, black tiled splashbacks and integrated appliances, with doors leading out to a private balcony. To the rear, the second reception room overlooks the garden below, while the double height space between floors adds a wonderful sense of light and openness. A separate WC on this level adds everyday convenience.

The second floor is home to three bedrooms and the family bathroom, with calm neutral finishes and soft carpeting giving the upper level a restful feel. Beautifully presented throughout, the house balances practical living with some lovely extra touches, from the balcony and garden to the valuable garage.

#### WHAT ELSE?

- Victoria Park is home to internationally renowned festivals including All Points East and LIDO, as well as boating lakes, sports facilities and acres of green space. The People's Park Tavern sits right on the edge of the park and is close enough to become one of your locals.
- Hackney Wick is close by for canal-side food and drinks, including Barge East, CRATE Brewery, Silo and Grow, alongside independent galleries and creative spaces.
- Transport is plentiful in this area, with excellent bus routes nearby as well as Homerton and Hackney Wick stations. Both are served by the Overground, with easy connections to the tube at Stratford and Highbury & Islington.



#### A WORD FROM THE EXPERT....

"I feel right at home living in Hackney, even though I am originally from Greece. You can be yourself, wear what you like and always feel welcome. The multicultural spirit shines through in the cafés, restaurants, shops and bars. From specialty coffee and Michelin star dining to parks and art galleries, Hackney has something for everyone. Weekends at Victoria Park or Broadway Market are full of community energy, great food and local makers. The marshes are ideal for dog walks, and nearby you can stop by the Princess of Wales for a Sunday roast, Here East for brunch or Crate Brewery for pizza and a local beer. Homes range from Victorian and Georgian houses to red brick local authority blocks and modern developments with shared roof terraces. I have truly found my place in Hackney, and it holds a special spot in my heart".

EVA BOUZAKI  
HACKNEY BRANCH MANAGER

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