

Castles



ASKING PRICE

£1,600,000 Freehold
Queensbridge Road

London, E8 3AN

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PROPERTY SUMMARY

A substantial and beautifully arranged four-bedroom home extending to approximately 1,683 sq ft, offered chain free and set on the highly regarded Queensbridge Road, E8. This impressive property delivers exceptional space, flexibility, and connectivity in the very heart of Hackney.

Designed for modern living, the house offers a generous and versatile layout featuring four well-proportioned bedrooms, including two with en-suite bathrooms, complemented by a contemporary family bathroom. The interiors combine clean, modern finishes with a calm, welcoming atmosphere, creating a home that is both stylish and comfortable.

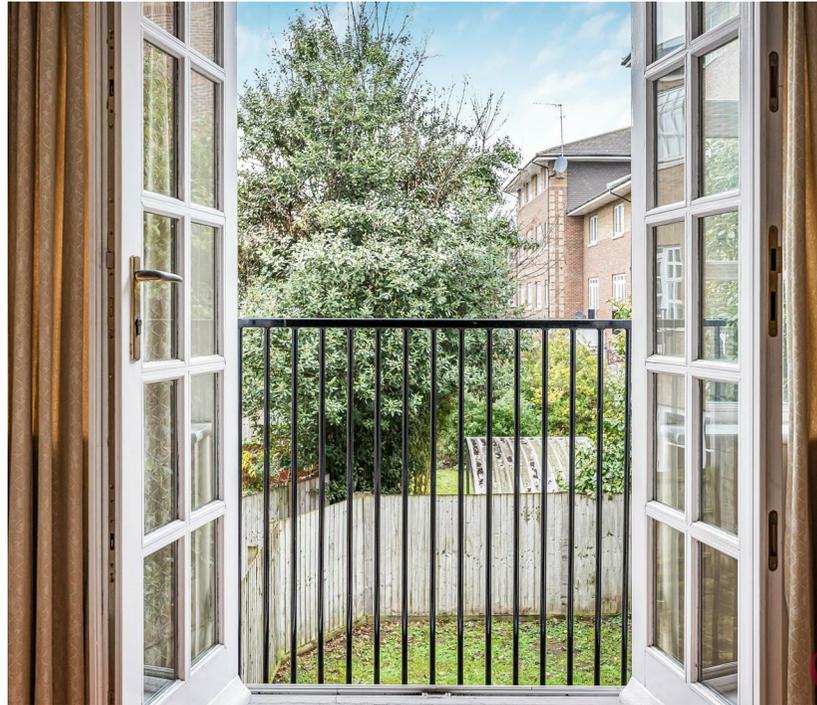
At the heart of the property is a spacious eat-in kitchen, fully fitted with modern appliances and perfectly suited to everyday family life as well as entertaining. The excellent proportions throughout provide ample storage and allow rooms to be easily adapted to suit a range of needs, whether for home working, guest accommodation, or additional living space.

The property also benefits from private outdoor space, ideal for relaxing, entertaining.

Queensbridge Road enjoys an enviable location moments from London Fields and the vibrant Broadway Market. Residents can also enjoy the expansive green spaces of London Fields and Victoria Park, while families will value the proximity to well-regarded Ofsted-rated schools, including London Fields Primary School and Gayhurst School.

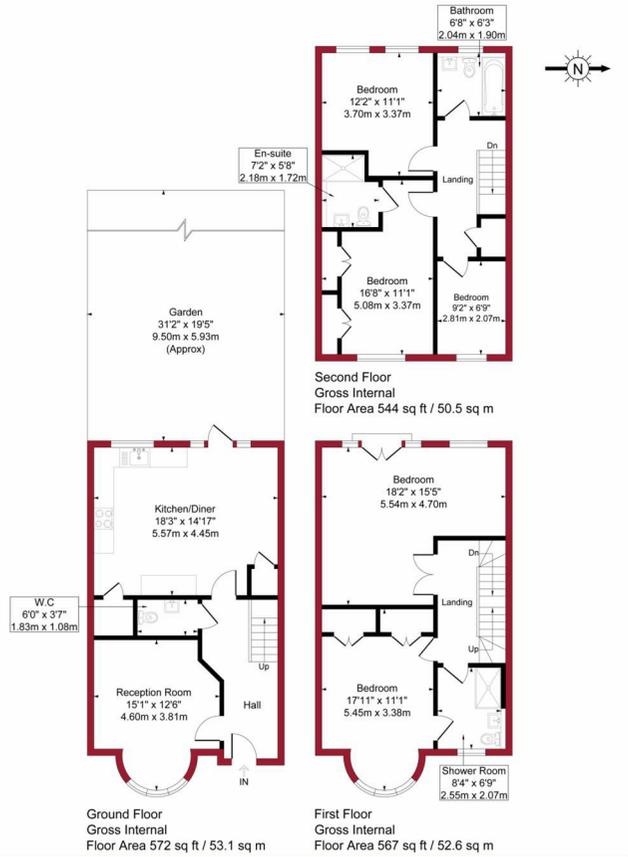
Connectivity is a major highlight, with London Fields Overground station close by, alongside fast and frequent services via Hackney Central and Dalston Junction, placing Shoreditch, the City, and Canary Wharf within easy reach. Numerous bus routes and established cycle networks further enhance access across East and Central London.

Offering space, location, and lifestyle in equal measure, this chain-free home represents a rare opportunity to acquire a substantial property in one of East London's most desirable neighbourhoods.





Queensbridge Road, London, E8 Approximate Gross Internal Area = 1683 sq ft / 156.2 sq m



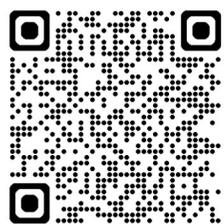
PINK PLAN
 Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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Transport
 The area is served well through a network of local bus routes and train services. (Hackney Downs Main Line Station into Liverpool Street and Homerton & Hackney Central Stations on the North London Line)

Shopping And Leisure
 A diverse selection of shops, restaurants, bars and cafés accompanied by an array of local heritage sites, theatres and recreational facilities can be sourced locally.

Directions to the office
 If you are visiting the office by car you will find parking in the side roads off Lower Clapton Road or pay & Display directly outside our office in Median Road. (Turn into Powerscroft Road(one-way) and right again into Median Road).



House
 Freehold
Council: Hackney
Council Tax Band: F

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



<p>OFFICE ADDRESS 44 Lower Clapton Road Hackney London E5 0RN</p>	<p>OFFICE DETAILS 020 8985 0106 hackney@castles.london https://www.castles.london/</p>	<table border="1"> <thead> <tr> <th colspan="2">Energy Efficiency Rating</th> <th>Current</th> <th>Potential</th> </tr> </thead> <tbody> <tr> <td colspan="4">Very energy efficient - lower running costs</td> </tr> <tr> <td>92-101</td> <td>A</td> <td></td> <td></td> </tr> <tr> <td>81-91</td> <td>B</td> <td></td> <td></td> </tr> <tr> <td>69-80</td> <td>C</td> <td>77</td> <td>87</td> </tr> <tr> <td>55-68</td> <td>D</td> <td></td> <td></td> </tr> <tr> <td>39-54</td> <td>E</td> <td></td> <td></td> </tr> <tr> <td>21-38</td> <td>F</td> <td></td> <td></td> </tr> <tr> <td>1-20</td> <td>G</td> <td></td> <td></td> </tr> <tr> <td colspan="4">Not energy efficient - higher running costs</td> </tr> <tr> <td colspan="2">England & Wales</td> <td colspan="2">EU Directive 2002/91/EC</td> </tr> </tbody> </table>	Energy Efficiency Rating		Current	Potential	Very energy efficient - lower running costs				92-101	A			81-91	B			69-80	C	77	87	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	
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