



1 Orwell Court Pownall Road, London, E8 4PS

£775,000

- Private 598sqft south facing garden
- Four bedrooms
- Separate kitchen and reception
- London Fields Overground & Bethnal Green Underground stations
- Maisonette, across two floors
- Wealth of light
- Situated on Regent's Canal
- Sold as chain free

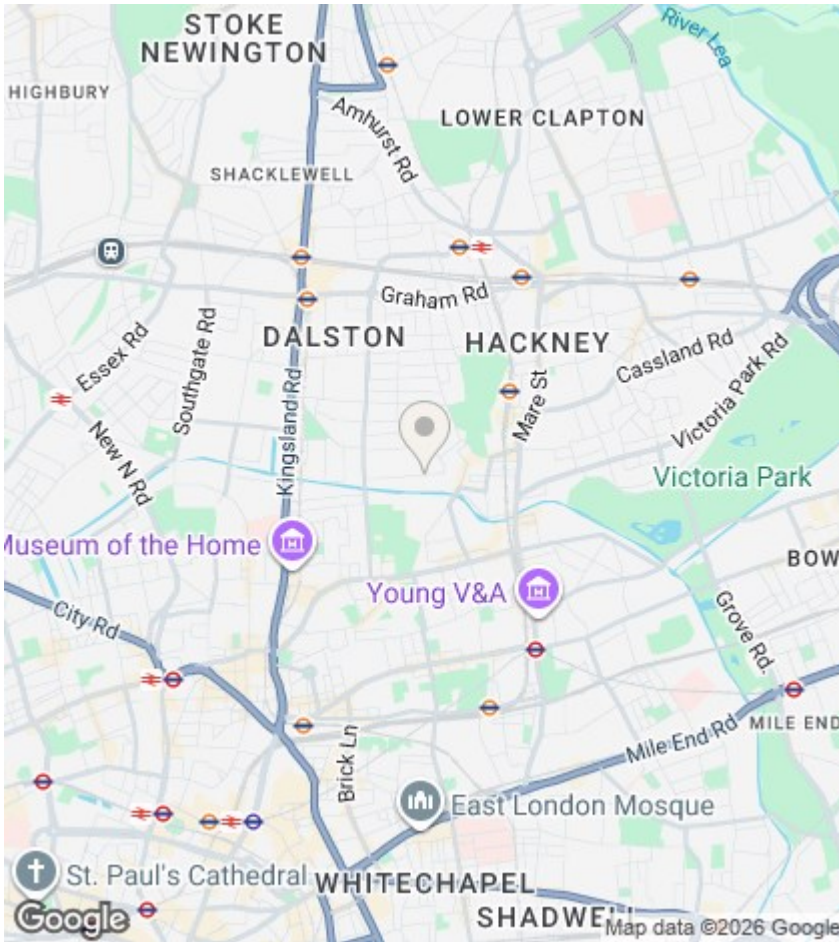
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Blakestanley are excited to announce to the market this rare four bedroom maisonette within a popular development on the Regent's Canal with a 598sqft south facing garden. Across two floors and totalling 1077sqft (100sqm), the property comprises an entrance porch, a kitchen/diner, a separate and spacious reception room, four bedrooms, a four piece bathroom suite, an extra WC and a garden shed. It showcases a good ceiling height, a wealth of light and fantastic outlooks from it's lusciously green garden or Hackney's beloved Regent's Canal. Within the catchment of excellently rated schools and ideally positioned for numerous amenities including Broadway Market's cafés, bars and restaurants being just a short walk away. Local green open spaces can be found in Haggerston Park and London Fields, offering its Lido. Bethnal Green Underground and London Fields Overground stations as well as many bus routes put the rest of London within easy reach. Being sold chain free.



Council Tax Band: C





Directions

Viewings

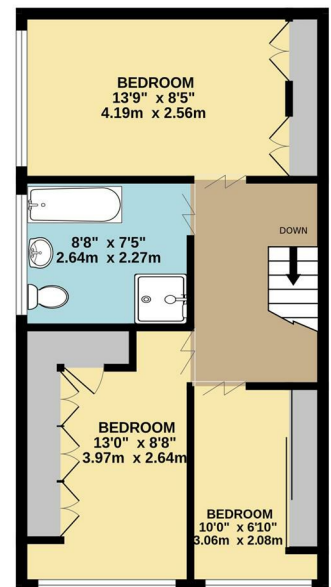
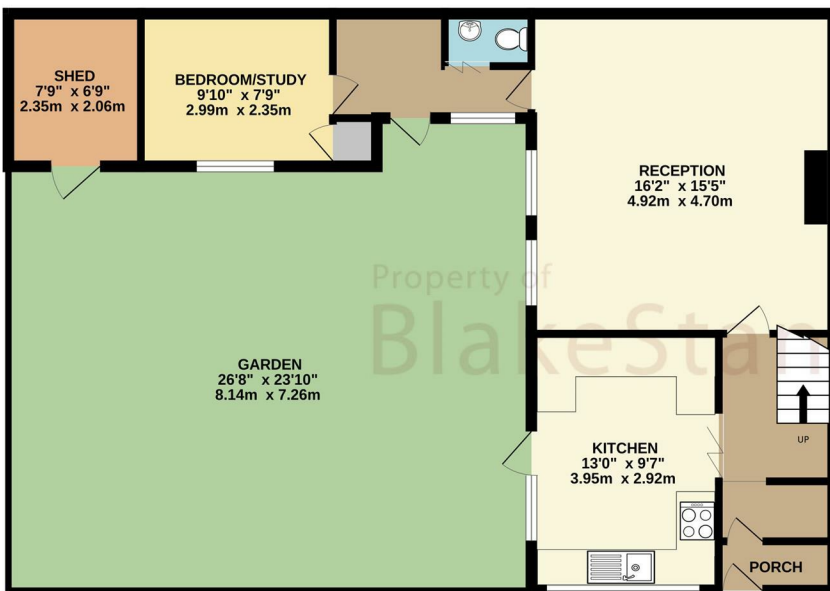
Viewings by arrangement only. Call 020 7254 7554 to make an appointment.

EPC Rating:

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

GROUND FLOOR
630 sq.ft. (58.6 sq.m.) approx.

1ST FLOOR
447 sq.ft. (41.5 sq.m.) approx.



TOTAL FLOOR AREA: 1077 sq.ft. (100.1 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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