

Castles



ASKING PRICE

£850,000 Freehold

Oriel Road

London, E9 5SG

Castles

## PROPERTY SUMMARY

This charming Victorian house offers beautifully proportioned family accommodation arranged over two storeys, extending to approximately 954 sq ft, with excellent potential to extend, subject to the usual planning consents. The property is being offered on a chain free basis.

Retaining a wealth of period charm, the property features original Victorian fireplaces, high ceilings, and elegant proportions, seamlessly combined with modern finishes. The ground floor comprises a welcoming reception hall with useful understairs storage, twin reception rooms, a family bathroom, and a well appointed fitted kitchen with appliances and doors opening onto a secluded rear garden, perfect for family life and entertaining.

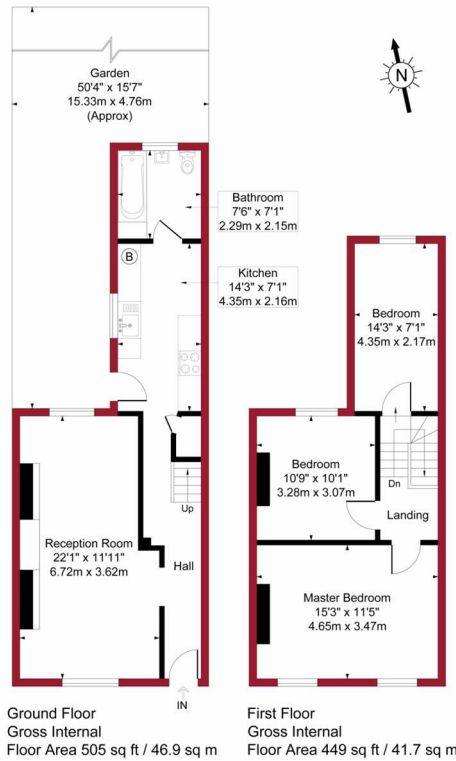
Upstairs, there are three generous bedrooms, providing flexible accommodation for families.

Oriel Road has a quiet, village like feel, close to Victoria Park with its playgrounds, sports pitches, and scenic walks, as well as other nearby green spaces including London Fields and Millfields Park. There are also a number of well-regarded local schools nearby, making this an ideal location for families. Local dining is excellent, with Lardo and Raw Duck near London Fields, and Casa Fofo and The Grand Howl on Well Street for coffee.

Chatsworth Road offers independent shops, cafés, and restaurants, while Victoria Park Village features top-quality food shops like The Ginger Pig and fishmonger Jonathan Norris. Weekly markets take place at Victoria Park and Well Street, with Broadway Market hosting a popular Saturday food market. Transport links are excellent. Homerton Overground Station is just a two-minute walk, providing direct services to Stratford and Highbury & Islington. London Fields Station offers direct trains to Liverpool Street, and Bethnal Green Underground Station, easily accessible by bus, gives fast access into central London via the Central Line







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.



### Transport

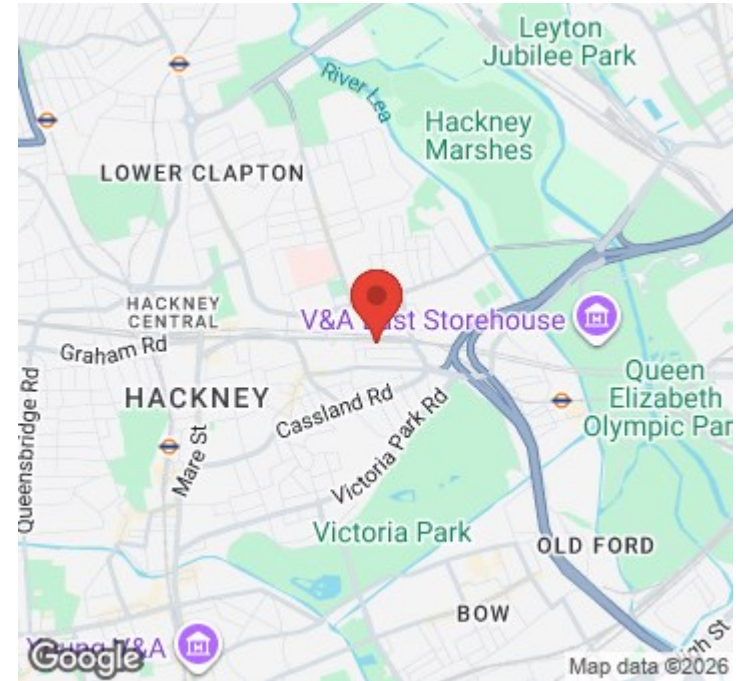
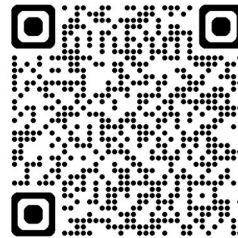
The area is served well through a network of local bus routes and train services. (Hackney Downs Main Line Station into Liverpool Street and Homerton & Hackney Central Stations on the North London Line.

### 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:** D

**Lease Remaining:** n/a

**Service Charge:** n/a

**Ground Rent:** n/a

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



#### OFFICE ADDRESS

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#### OFFICE DETAILS

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