



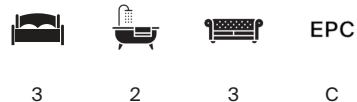
LONDON FIELDS EAST SIDE

Hackney E8



FABULOUS HOUSE WITH PERIOD CHARM & MODERN REFINEMENT

A beautiful four level home blending period charm with modern design, offering superb light, flexible living, a landscaped garden and scope to replan, moments from vibrant Broadway Market.



Local Authority: London Borough of Hackney

Council Tax band: F

Tenure: Freehold

Guide Price: £3,000,000



This fabulous home retains a wonderful blend of period charm and modern refinement, featuring original fireplaces, working shutters, high ceilings and stripped wood floors, paired with installed double glazed sash windows, contemporary fittings and bespoke fixtures. Currently arranged as a three bedroom home, there is excellent scope to reconfigure the layout to create a fourth bedroom along with an additional shower room, subject to the usual consents. This potential has already been informally explored with respected local architectural practice OR_Studio, and their ideas can be shared – with an introduction to a Director at the firm available upon request. Positioned at the Broadway Market end of London Fields, this home occupies an enviable setting in one of East London’s most dynamic neighbourhoods. London Fields itself offers generous open green space alongside excellent recreational facilities, including two hardcourt tennis courts, an enclosed basketball court and the much-loved

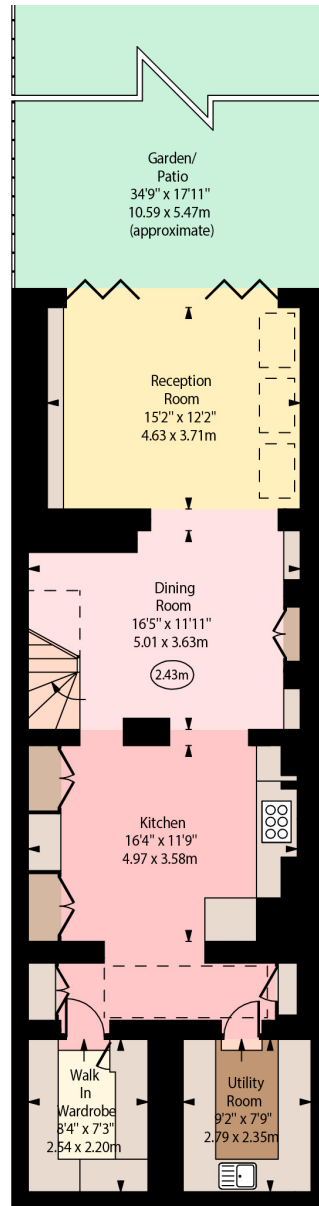




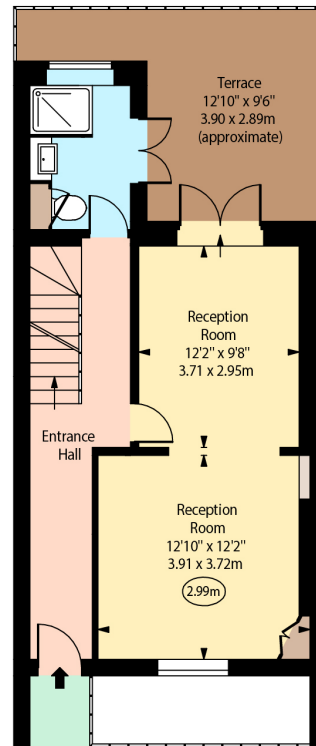
London Fields East Side, E8



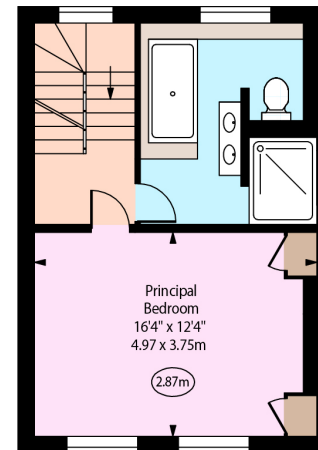
○ - Ceiling Height



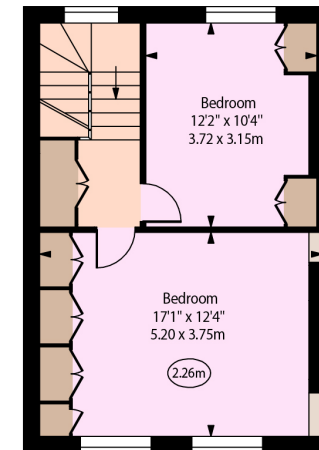
Lower Ground Floor



Ground Floor



First Floor



Second Floor

(Including Basement / Loft Room)
Approximate Gross Internal Area = 202.52 sq m / 2180 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)



We would be delighted
to tell you more.

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