



BELLE-VUE  
TERRACE

18

9

19

20

21

QUEENSDOWN ROAD  
LONDON, E5

GRANT J BATES  
— PROPERTY —





# High ceilings, period character and one of Hackney's finest green outlooks

GJB

## Queensdown Road, London, E5

### Leasehold

- Raised Ground Floor Position
- Approx. 537 Sq Ft
- Direct Hackney Downs Views
- Impressive 3.11m Ceilings
- Semi Open-Plan Living
- Fireplace With Exposed Brick
- Bay Window Reception
- Well-Finished, High-Storage Kitchen
- Quiet Rear Double Bedroom
- Prime Queensdown Road Location

### Description

Set on the raised ground floor of an attractive period building, this 537 sq ft flat on Queensdown Road, E5 enjoys an exceptional green outlook over Hackney Downs, offering a rare sense of openness and tranquillity.

The property is defined by its impressive 3.11m ceiling heights, creating a wonderful feeling of volume and light throughout. To the front, a beautifully arranged semi open-plan kitchen and reception room is perfectly positioned to take in the Downs. The reception features a striking fireplace, with exposed brick detailing to the alcoves on either side, adding warmth and character, while a large bay window floods the space with natural light and frames the park views.

The well-finished kitchen is thoughtfully designed, with excellent storage extending all the way up to the high ceilings, making full use of the proportions while maintaining a clean, contemporary feel.

To the rear, there is a very well-proportioned double bedroom overlooking quiet gardens, providing a peaceful retreat from the street. A well-appointed bathroom, also positioned to the rear, completes the accommodation.

Queensdown Road is a highly regarded residential street directly overlooking Hackney Downs, with its tennis courts, cafés and open green space. The property is also well positioned for Clapton and Dalston, offering easy access to transport links, independent shops, restaurants and local favourites.

### Additional Information

**Local Authority:** Hackney

**Council Tax Band:** B

**EPC Rating:** C

**Tenure:** Leasehold 107 yrs remaining

**Service Charge:** £1200 pa

**Ground Rent:** £200 pa

### Grant J Bates

#### Founder

0207 981 2584

grant@grantjbates.com







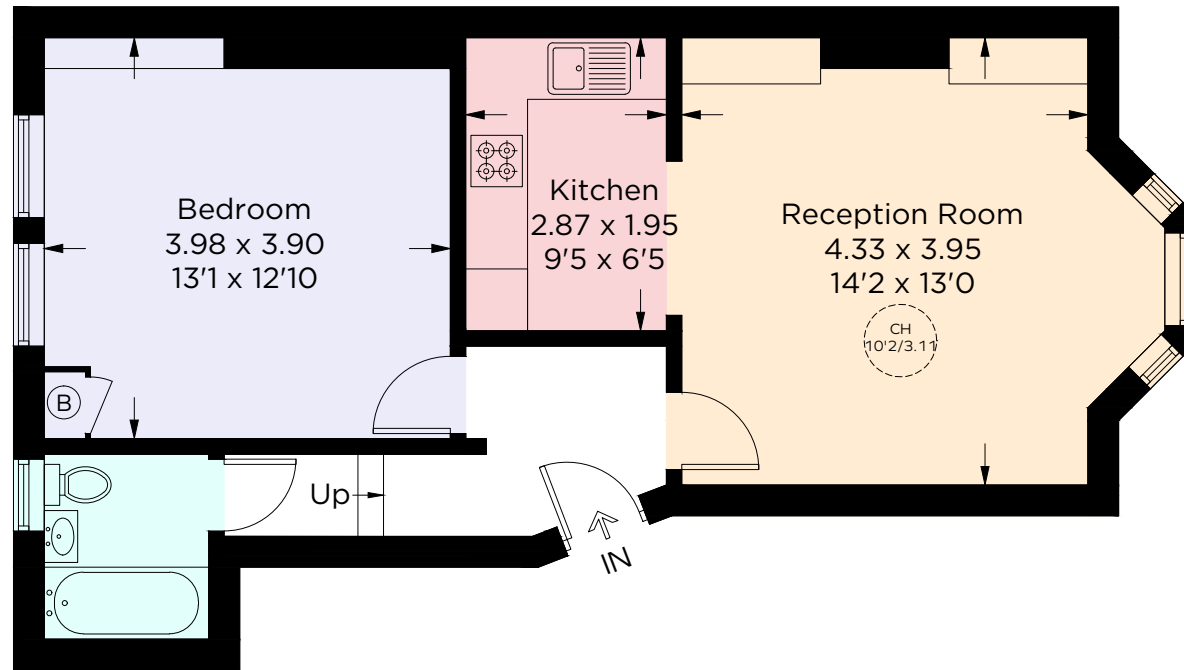








CH  
10'2/3.11 = Ceiling Height



Raised Ground Floor

## Queensdown Road

Approximate Gross Internal Area = 49.9 sq m / 537 sq ft

**Important Notice:** These sales particulars are prepared as a general guide only. We have not carried out a survey or tested appliances/fittings etc. Measurements are estimated and rounded, they are taken between the internal wall surfaces and therefore included cupboards and other joinery. The details should not be relied upon for carpets, floor coverings, fixtures, fittings, furnishings et al. All fixtures, fittings, furnishings, kitchen appliances, whether fitted or not, are deemed removable by the vendor unless otherwise stated or agreed specifically as part of any eventual sale.