

Clarendon Close, E9



Situated in a quiet close, a stone's throw from Victoria Park is this two-bedroom house with a garden and off-street parking. The property enjoys underfloor heating, an open-plan ground floor reception / dining and kitchen space perfect for entertaining, leading to the private garden. The large sky light and floor to ceiling glass bi-folding doors deliver a wealth of light and inside-out living. Upstairs features both double sized bedrooms with built in storage, a three-piece bathroom suite and attic storage. Bustling Victoria Park Village and Broadway Market provide local amenities, parks, gyms, cafes, pubs and small business shops. London Fields Overground station connects this home to the City and beyond. Within catchment of many well rated schools.

£850,000
Freehold

KEY FEATURES

- Two double bedroom freehold house
- Private garden
- Open plan living kitchen/reception/dining
- Off road parking
- On a quiet close
- Dual aspect and bright throughout
- A short walk from the Weaver Line
- Chain Free

ENERGY PERFORMANCE CERTIFICATE

Coming soon

ADDITIONAL INFORMATION

TENURE:	Freehold	(Advised by Vendor)
SERVICE CHARGE:	N/A	(Advised by Vendor)
GROUND RENT:	N/A	(Advised by Vendor)
COUNCIL TAX:	Band D - £1,966.51	(Advised by Vendor)
LOCAL AUTHORITY:	Hackney London Borough Council	
VIEWING:	By appointment through BlakeStanley	

For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and believed to be accurate within 6 inches. They should not be relied upon for carpets and furnishings.



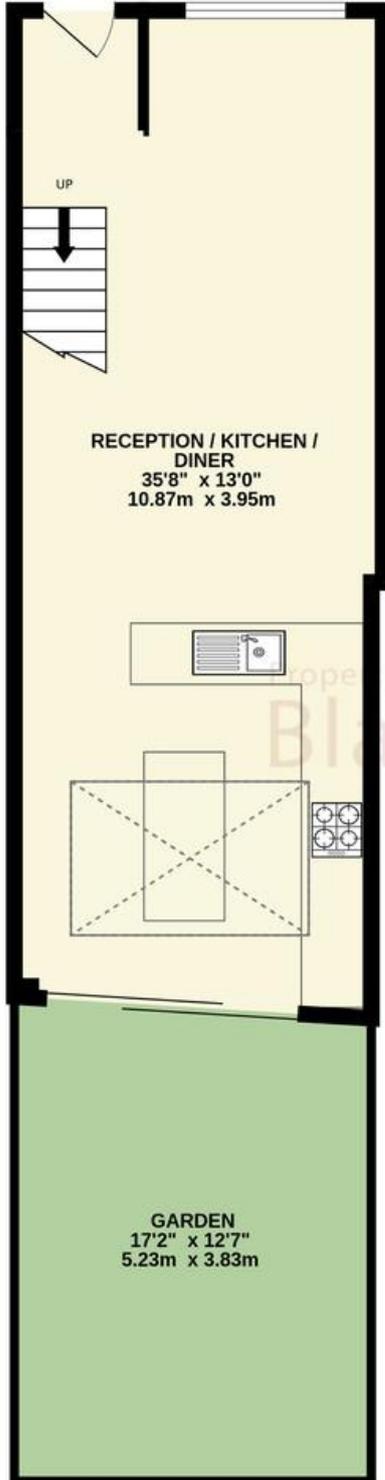




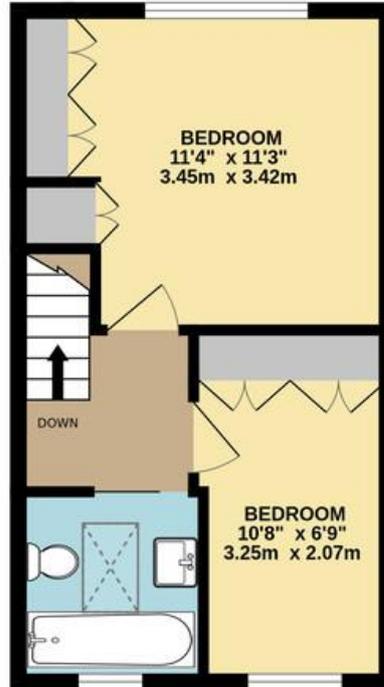




GROUND FLOOR
451 sq.ft. (41.9 sq.m.) approx.



1ST FLOOR
308 sq.ft. (28.6 sq.m.) approx.



TOTAL FLOOR AREA : 759 sq.ft. (70.5 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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