

DANESDALE ROAD, VICTORIA PARK

Offers In Excess Of £1,300,000 Freehold 4 Bed House



Features:

- Four Bedroom House
- Arranged Over Three Floors
- Beautifully Presented Throughout
- Moments From Victoria Park
- Short Walk to Homerton and Hackney Wick Stations
- Balcony on Third Floor
- Three Bathrooms
- Approx 1500 Square Foot

Located on a residential street just moments from Victoria Park, this four-bedroom home offers period charm and modern convenience in equal measure. Alongside two reception rooms and a spacious kitchen/diner, there's a ground floor WC, a first-floor bathroom, and a converted loft with an ensuite. A private garden and balcony are amongst the other highlights.

Hackney Wick and Homerton stations are both a short walk away, providing excellent transport links. You'll also find a wealth of top class amenities in the immediate area.

REQUEST A VIEWING
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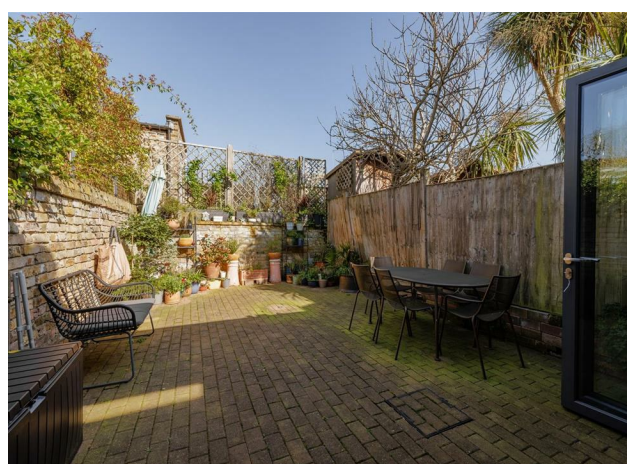
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IF YOU LIVED HERE...

Where to start with this wonderful part of East London... You've got it all at your fingertips, from the green spaces of Victoria Park and the Olympic Park to the dynamic mix of independent shops, eateries, coffee shops found around Homerton, Hackney Wick and Victoria Park Village. But let's start by exploring the home itself - all 1500 square feet of it...

The picture perfect frontage creates an instant impression; an iconic London terrace. Inside, the interconnecting reception rooms are ideal for family life, with internal doors allowing you to create open plan flow or cosy separation as needed. Period charm comes from the shutters, sash windows, cornicing, and fireplaces, which contrasts well with contemporary touches and the abundance of natural light.

The large kitchen/diner is the heart of the home, fitted with sleek units, modern appliances, a butler basin and a central island, perfect for relaxed mornings. A ground-floor WC and utility room add practicality to the layout.

Upstairs, the first floor has three generously sized bedrooms and a smart family bathroom. The converted loft provides a further bedroom, complete with an ensuite, as well as a sun trap balcony overlooking the London skyline.

At the rear, the low-maintenance garden is a peaceful retreat with mature greenery and a seating area. The brick wall adds a particularly charming touch.

WHAT ELSE?

- Victoria Park is home to internationally renowned festivals including All Points East Festival and LIDO, as well as fantastic facilities. The People's Park Tavern sits just at the edge, and is close enough to make one of your locals.

- You've got one of London's loveliest movie theatres, the Castle Cinema, 16 minutes away. Grab a drink at the bar there and enjoy one of the latest flicks without worrying about the schlep home. Right next to it, you'll find the Hackney branch of beloved grocery store, Eat 17.

- Transport is plentiful in this area with some excellent bus routes nearby, as well as Homerton and Hackney Wick stations, which are served by the Overground route, where you can easily access the tube at Stratford or Highbury and Islington.



A WORD FROM THE EXPERT...

"I feel right at home living in Hackney, even though I am originally from Greece. You can be yourself, wear what you like and always feel welcome. The multicultural spirit shines through in the cafés, restaurants, shops and bars. From specialty coffee and Michelin star dining to parks and art galleries, Hackney has something for everyone. Weekends at Victoria Park or Broadway Market are full of community energy, great food and local makers. The marshes are ideal for dog walks, and nearby you can stop by the Princess of Wales for a Sunday roast, Here East for brunch or Crate Brewery for pizza and a local beer. Homes range from Victorian and Georgian houses to red brick local authority blocks and modern developments with shared roof terraces. I have truly found my place in Hackney, and it holds a special spot in my heart!"

EVA BOUZAKI
HACKNEY BRANCH MANAGER

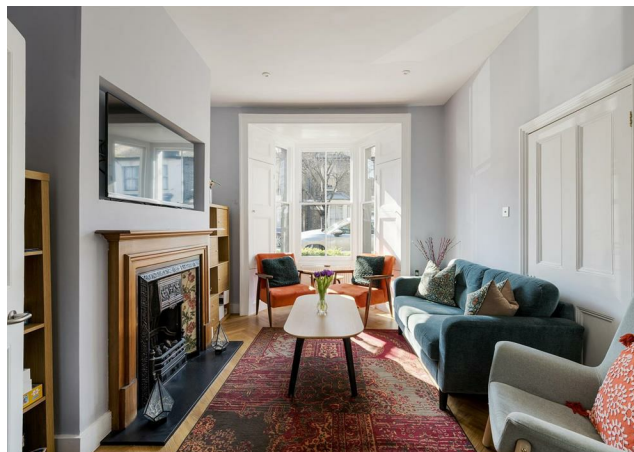
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Reception Room
11'1" x 14'3"

Reception Room
9'4" x 11'6"

Downstairs WC

Utility

Kitchen/Diner
14'0" x 20'9"

Bedroom
8'7" x 8'2"

Bathroom
4'11" x 10'2"

Bedroom
9'6" x 11'8"

Bedroom
14'8" x 12'1"

Bedroom
7'10" x 17'7"

Ensuite
4'9" x 10'4"

Balcony
7'9" x 3'9"

Garden
14'1" x 22'7"

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