



PEARSON STREET, E2

OIEO £1,250,000 F/H

- 1526 sq ft/142 sq m
- South Facing Garden
- Dates Back To Early -Mid 19th Century
- Flexible Accommodation
- Grade II Listed
- Chain Free

wj.
meade

Pearson Street



WJ Meade are delighted to present this impressive Grade II Listed Georgian end of terrace townhouse, prominently positioned within the Kingsland Conservation Area just moments from Hoxton Overground station. Arranged across four floors, amassing 1562sq ft with an open plan kitchen/dining/reception on the lower ground level with access out to an enclosed south facing courtyard garden, plus a formal reception on the first floor. Configured as four double bedrooms, shower room and a beautiful renovated four piece bathroom suite with double sink and elegant styling. Ideally situated amongst Shoreditch, Haggerston and The City, a truly rare opportunity to acquire a substantial period family home in a fantastic setting.

All sizes are approximate. The Agent has not tested any apparatus, equipment, fixtures and fittings, or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitors or Surveyor. Photographs are for illustration purposes only and may depict items, which are not for sale or included in the sale price. References to tenure of a property are based upon information supplied by the vendor. The agent has not had sight of the title documents, a buyer is advised to obtain verification from their solicitor. Money Laundering Regulations 2003: Intending purchasers will be asked to produce identification, documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

These particulars are intended to give a fair description of the property only and are in no way guaranteed, nor do any contract. They are issued on the express condition that all negotiations are conducted through W.J. Meade Estate Agents. All subject to contract and to being unsold.

Council Tax Band E
Current EPC Rating 64
Tenure: Freehold

