Beck Road, E8



Blakestanley have the pleasure of presenting this three bedroom freehold house with private garden and planning permission for a side-return extension complete with skylights. Famous for its 1970s artist enclave, creatives who saved these homes and brought them into the modern age - Beck Road remains a vibrant, close-knit community and thanks to its 2021 Conservation Area designation, the street's historic character is preserved. The house combines classic proportions with thoughtful updates. A dual reception room offers a versatile lounge space, the kitchen/diner crafted for effortless entertaining and family gatherings. Beyond the kitchens bi-fold glass doors is the wrap around 23-foot garden. Upstairs, its three bedrooms all benefit from being spacious enough for a double with plans drawn to add an ensuite to the main bedroom. Loved and cared for as a treasured family home, it comes to the market in excellent condition and chain free. Geographically placed to enjoy Broadway Market and its weekend markets, London fields and its Lido, Victoria Park and an easy commute with the Overground, Underground and many bus routes nearby.

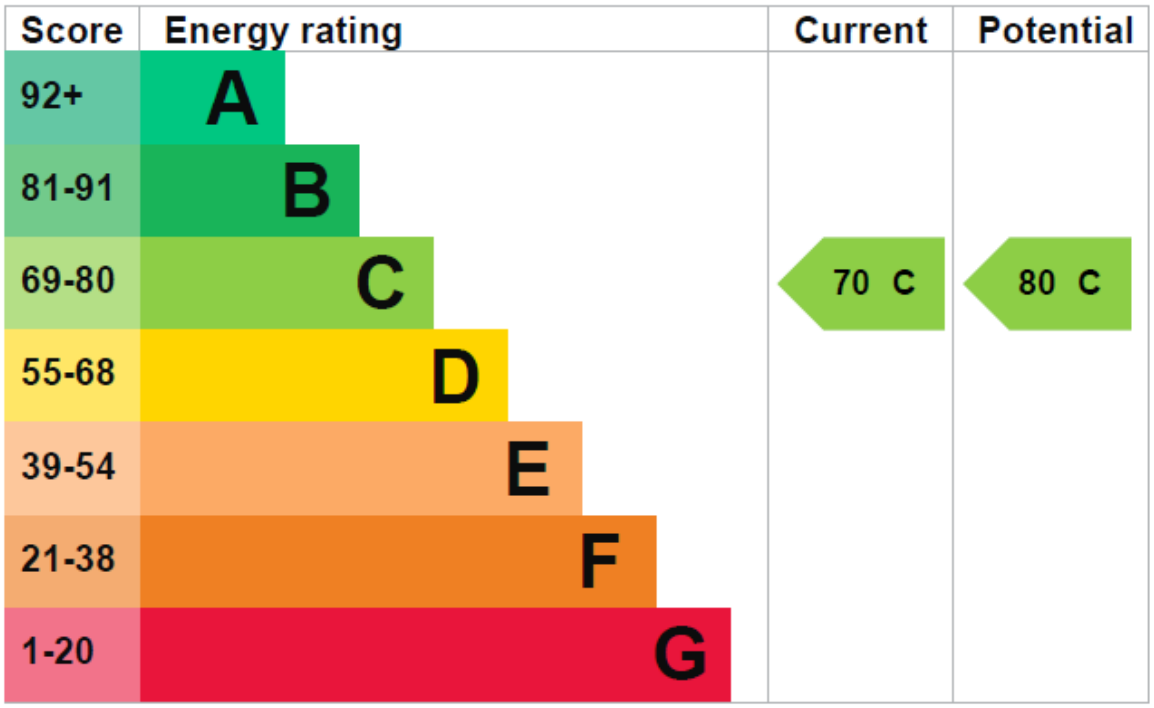
£1,250,000

Freehold

KEY FEATURES

- Whole Freehold House with private garden
- Dual aspect reception and lounge
- Ground level side extension planning approval permission affective from 31-03-2025 (Ref: 2025/0736)
- Within catchment of highly regarded schools
- London Fields Overground & Bethnal Green Underground stations
- Well designed and maintained

ENERGY PERFORMANCE CERTIFICATE



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 - £2,060.30	(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.






SMEG





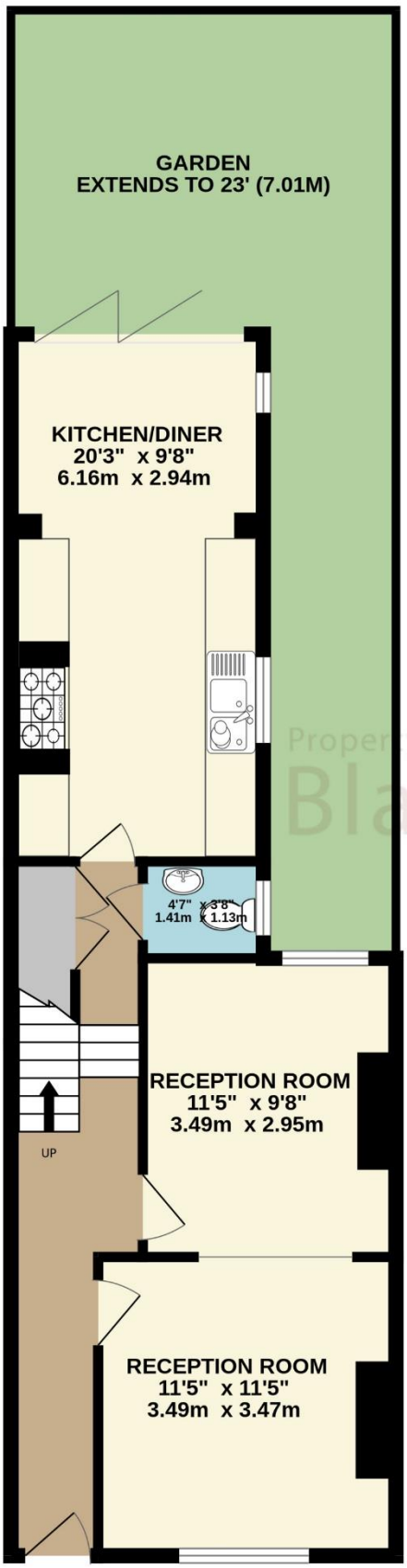




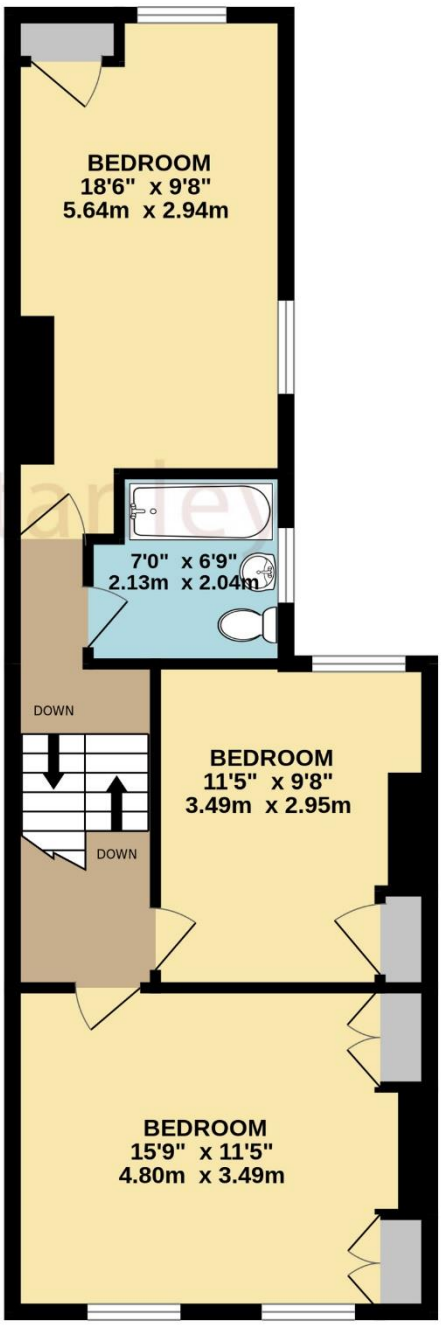








GROUND FLOOR
593 sq.ft. (55.1 sq.m.) approx.



1ST FLOOR
585 sq.ft. (54.3 sq.m.) approx.

TOTAL FLOOR AREA : 1178 sq.ft. (109.4 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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