Speldhurst Road, E9



Nestled in the heart of Victoria Park Village, this four-bedroom Victorian house presents a rare opportunity to secure a character-rich property in one of Hackney's most desirable neighbourhoods. Currently divided into two units by two lockable internal doors, offering flexible living with a self-contained unit on the lower floor. Retaining its finest original period features including high ceilings, sash windows, a dual-aspect reception/kitchen and original wooden floors, the house offers a timeless foundation ready for its next chapter, complete with a private garden and offered chain-free. Victoria Park Village retains an authentic, community rich, independent spirit, defined by a vibrant collection of local coffee shops, an artisan butcher, a renowned wine bar, and bespoke boutiques. The vast, green, tree-lined expanses of Victoria Park are moments away offering a peaceful retreat into nature. Commuting to The City and the rest of London is made easy with numerous bus links and London Fields Overground.

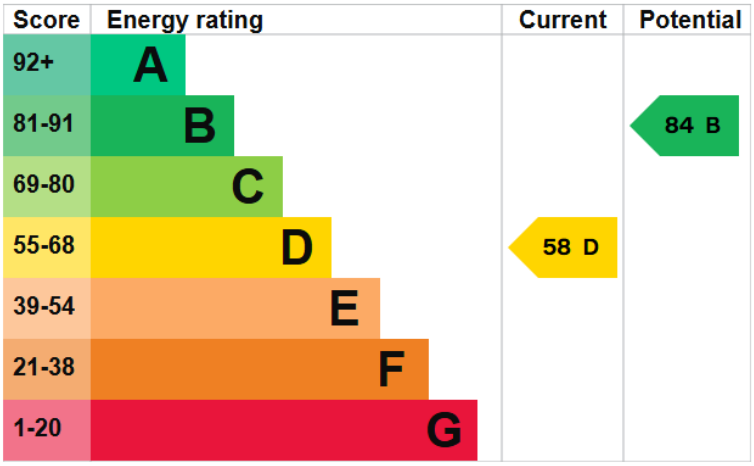
£1,550,000

Freehold

KEY FEATURES

- Whole Freehold House with private garden
- The lower floor could be used a separate self-contained unit
- Open plan reception and kitchen
- Offered chain free
- Well positioned for Victoria Park, the Village and its cafés, pubs and restaurants.
- Within catchment of highly regarded schools
- London Fields Overground & Bethnal Green Underground stations

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 E - £2,518.15	(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.




PEACE




the Kingdom of quality



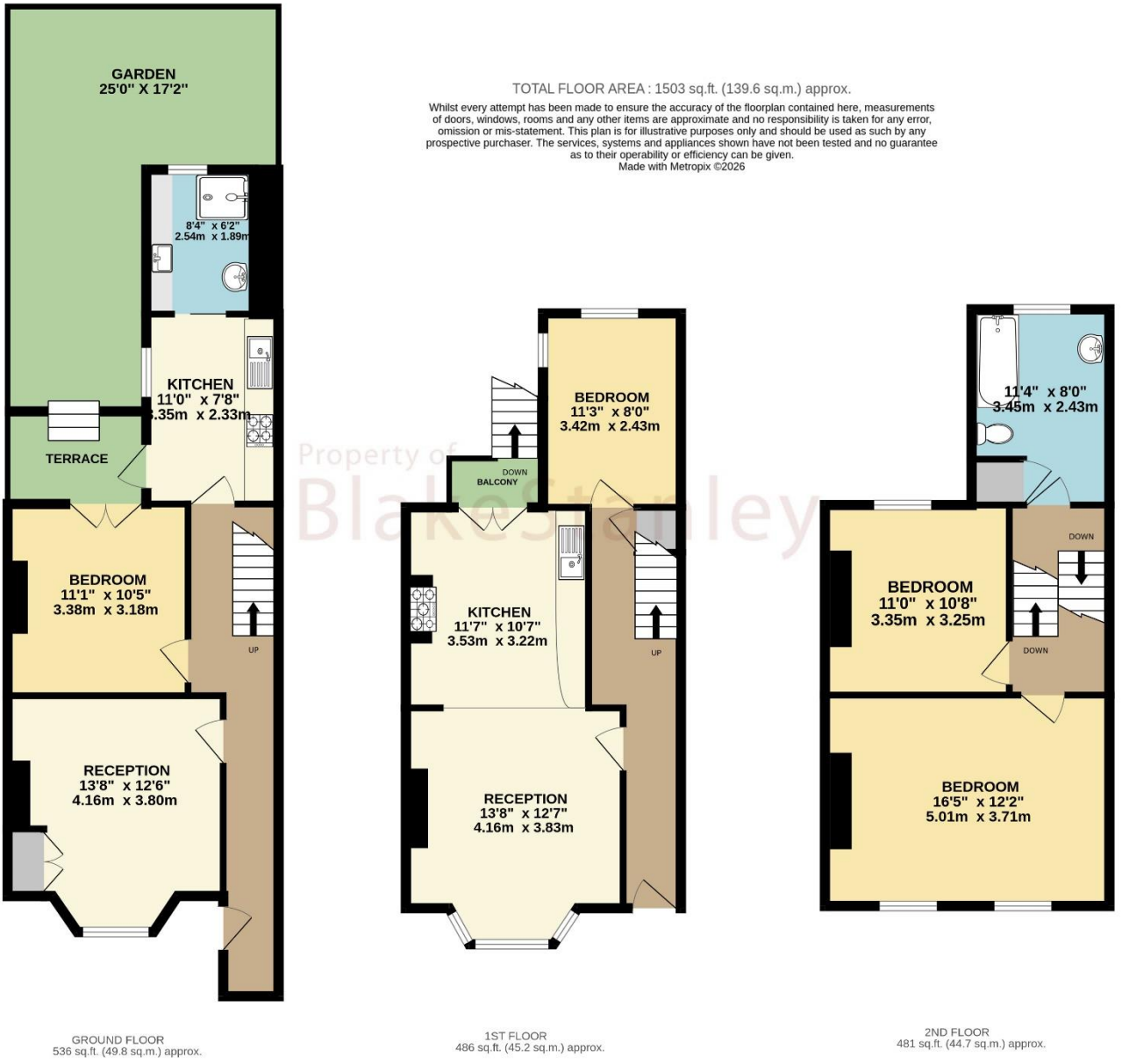












TOTAL FLOOR AREA : 1503 sq.ft. (139.6 sq.m.) approx.

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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Property of Blake Stanley

GROUND FLOOR
536 sq.ft. (49.8 sq.m.) approx.

1ST FLOOR
486 sq.ft. (45.2 sq.m.) approx.

2ND FLOOR
481 sq.ft. (44.7 sq.m.) approx.