



Powerscroft Road, E5

£1,250,000 Freehold

3 Bedroom House

2158 sq ft (approx)

Key Features

- Elegant Proportions and Grand Classic Features
- Glorious Open Fireplaces
- Bathed in Natural Light
- Potential to Extend, Subject to Usual Planning Consent
- Excellent Choice of Primary and Secondary Schools
- Close to Hackney Central Overground Station

Property Description

This truly enchanting Victorian home measuring 2158 Sq. Ft., beautifully appointed with accommodation spaciouly arranged over three floors. Retaining a plethora of grand features including arched sash windows/working shutters, glorious fireplaces, exposed wood flooring and cornicing. Composed of an inviting reception hall, a full basement/invaluable storage space and a guest cloakroom. A delightful dual aspect living/entertaining space, an integrated

fitted kitchen/diner opening to a conservatory leading to a tranquil secluded garden and studio/storage room. Three bedrooms, a versatile loft room and a bathroom. Close to Chatsworth and Lower Clapton Roads and the leafy green spaces of Millfield's Park. A host of transport links include Hackney Central and Hackney Downs overground stations. Excellent choice of outstanding primary and secondary schools.



Floorplan

POWERSCROFT ROAD E5

Approximate Gross Internal Area
200.54 m² / 2158.59 sq^{ft}



Council Tax Band: D

Energy Rating

| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (82+) A | | |
| (81-81) B | | |
| (69-80) C | | 78 |
| (55-68) D | | |
| (39-54) E | 54 | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England, Scotland & Wales | EU Directive 2002/91/EC | |



Hackney Office

336 Mare Street, Hackney, London, E8 1HA
020 8525 7788 hackney@keatons.com



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