

## Downs Park Road, E8

**£835,000** Leasehold

**2 Bedroom Flat**

1069 sq ft (approx)

### Key Features

- Close to Transport Links
- Glorious Garden Maisonette
- Bathed in Natural Light
- Grand Characterful Features and Modern Designs
- Mature Tranquil Southerly Facing Garden
- Outstanding Primary and Secondary Schools

### Property Description

This glorious garden flat occupies the upper levels of this enchanting four-storey Victorian house, beautifully appointed being adjacent to the glorious leafy green spaces of Hackney Downs Park. Enjoying charming interiors with much thought given to space and light with sash windows, exposed wooden flooring & Victorian fireplaces. Composed of an inviting reception hall, a delightful living/entertaining space leading to a fitted integrated kitchen/diner, and a chic bathroom. On the second floor there are two exceptional

sized double bedrooms, extensive eaves storage and a guest W.C. Benefiting from a southerly facing mature 63' private garden. Close to vibrant amenities as well as Hackney Downs, Dalston Junction and Dalston-Kingsland overground stations. New lease in process of being purchased. No forward chain.

Further Material Information available, please request from relevant branch.

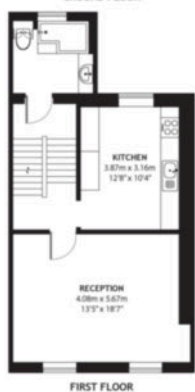




## Floorplan

### DOWNNS PARK ROAD E8

Approximate Gross Internal Area  
99.39 m<sup>2</sup> / 1069.82 sq<sup>ft</sup>



## Council Tax Band: C

## Energy Rating

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



## Hackney Office

336 Mare Street, Hackney, London, E8 1HA  
020 8525 7788 [hackney@keatons.com](mailto:hackney@keatons.com)



Every attempt has been made to ensure accuracy, however all measurements are approximate and for illustrative purpose only. In accordance with The Consumer Protection from Unfair Trading Regulations the following particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only.