



## Newick Road, E5

**OIEO £1,900,000** Freehold

### 4 Bedroom House

2176 sq. ft. (approx.)

#### Key Features

- Offering versatile living
- Huge sash windows
- Exceptional ceiling heights/intricate cornicing
- Glorious fireplaces & wooden floors
- Mature, secluded 73' garden
- Stained glass transoms

### Property Description

This enchanting four-storey Victorian house is currently divided into two separate residences. The upper maisonette offers exquisite accommodation across three floors, blending magnificent original features with exquisite modern designs. It includes a grand mosaic tiled entrance hall, a dual aspect living space, an integrated kitchen/diner with direct access to a large mature, secluded garden, three double bedrooms, and a chic family bathroom. The lower level features a self-

contained one-bedroom flat with its own private entrance, a tiled hall, a spacious living area open to a sleek kitchen, a spacious double bedroom, a stylish shower room, and a separate W.C. Located near Millfield's Park, Clapton Pond, and vibrant Chatsworth and Lower Clapton Roads, the property is well-connected by transport links to the City and is close to outstanding schools.





## Floorplan

### NEWICK ROAD E5

Approximate Gross Internal Area  
202.16 m<sup>2</sup> / 2176.03 sq<sup>ft</sup>



## Council Tax Band: E

## Energy Rating

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(82+) <b>A</b>		
(81-81) <b>B</b>		85
(69-80) <b>C</b>		
(55-68) <b>D</b>	67	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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



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.