



Mare Street, E8

£1,350,000 Leasehold

3 Bedroom House

1561 sq ft (approx)

Key Features

- Secondary Glazed Sash Windows to the Front of the House and Working Shutters.
- Bathed in Natural Light
- Grand Fireplaces, Exposed Wooden Floors and Wooden Panelling
- A Secluded South/Easterly Facing Garden with Rear Access
- Outstanding Choice of Primary and Secondary Schools

Property Description

This Grade II listed Georgian home spans 1561 Sq. Ft., with charming accommodation arranged over four floors, set within this enchanting Georgian terrace, close to the glorious open spaces of Victoria Park and London Fields. The property retains some grand classic features and calming modern designs. Composed of an inviting hallway, dual aspect reception rooms with secondary glazed sash windows/working shutters, a feature fireplace and exposed wooden floors, a kitchen/diner, a versatile studio and guest W.C., a southerly/easterly facing garden with rear pedestrian access. Three

beautifully proportioned double bedrooms and a large family bathroom. Enviably located for the leafy green spaces of Victoria Park and London Fields. Close to Bethnal Green central line station and London Fields overground station.

Lease: 93 years remaining

Ground Rent: £200

Service Charge: £0



Floorplan

MARE STREET E8

Approximate Gross Internal Area
145.05m² / 1561.30sq^{ft}



Council Tax Band: E

Energy Rating

| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (82+) A | | |
| (81-81) B | | 87 |
| (69-80) C | 72 | |
| (55-68) D | | |
| (39-54) E | | |
| (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



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.