



## Sewdley Street, E5

**£875,000** Leasehold

**3 Bedroom Maisonette**

949 sq ft (approx)

### Key Features

- Versatile accommodation
- Beautifully Presented
- Bathed in natural light
- Sumptuous wooden flooring/high ceilings
- Easterly facing sun terrace & a private garden
- Outstanding Primary and Secondary Schools

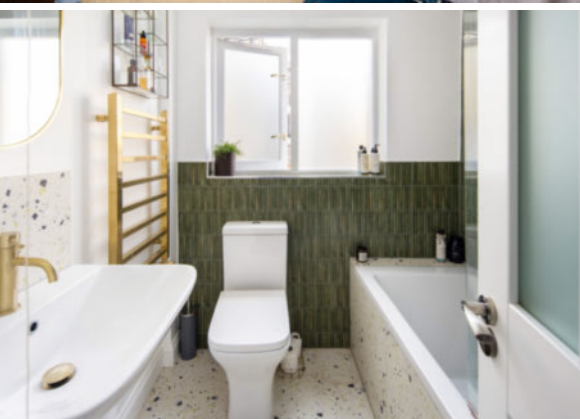
### Property Description

Enviably appointed in this peaceful residential street, is this glorious duplex apartment occupying the raised ground and first floors, of this enchanting end-of-terrace Victorian house. Composed of an inviting reception hall with a storage cupboard, a delightful living/entertaining space with huge sash windows/working shutters, leading to a charming, fitted kitchen/diner with some integrated appliances. Principal bedroom with built-in wardrobes, two further bedrooms and a chic family bathroom. Bedroom three

has double doors opening to a sun terrace with stairs leading to a private easterly facing mature garden and decked patio. Close to vibrant Chatsworth Road and a host of transport links including Hackney Central and Homerton overground stations. Moments from the leafy green spaces of Millfield's park.

Further Material Information available, please request from relevant branch.





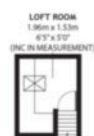
## Floorplan

### SEWDLEY STREET E5

Approximate Gross Internal Area  
88.20 m<sup>2</sup> / 949.37 sq<sup>ft</sup>



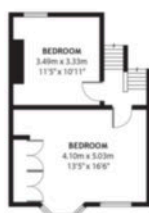
LOWER GROUND FLOOR



SECOND FLOOR



GROUND FLOOR



FIRST FLOOR

## 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>	65	77
(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.