

Queensbridge Road, E8

£530,000 Share of Freehold

2 Bedroom Flat

665 sq ft (approx)

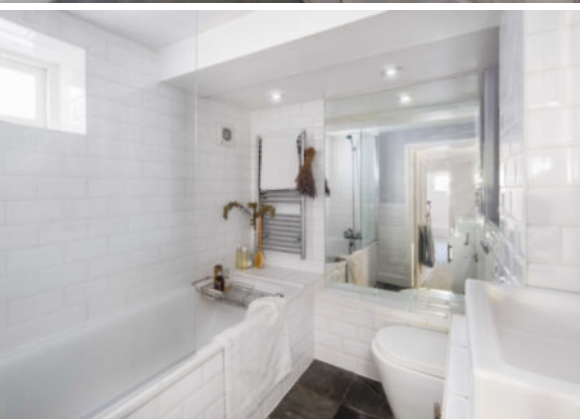
Key Features

- Sash Windows/Working Shutters
- Sumptuous Exposed Wooden Flooring
- Glorious Exposed Brick Fireplace
- Benefiting from a Shared Garden and Courtyard
- Close to Broadway Market and Kingsland High Street

Property Description

Occupying the lower level of a charming semi-detached Georgian residence, this delightful conversion combines period features with contemporary style. The property boasts an exposed brick fireplace, original floorboards, and elegant sash windows with shutters. There is a secure front entrance, which leads to a pretty courtyard area and a private rear door, opening directly into the kitchen. The accommodation comprises a well-appointed fitted kitchen with integrated

appliances, a grand living and entertaining area, a generous hallway, two delightful bedrooms, and a modern bathroom. The property also benefits from access to a lovely, shared garden. Excellent transport links to the City and West End are nearby, with Dalston Junction and Hackney Downs Overground stations just a short distance away. The leafy green spaces of London Fields and vibrant Broadway Market are also close at hand.



Floorplan

QUEENSBRIDGE ROAD E8

Approximate Gross Internal Area
61.80 m² / 665.21 sq^{ft}



Council Tax Band: C

Energy Rating

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(82+) A		
(81-91) B		
(69-80) C		79
(55-68) D	65	
(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

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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.