



## Kenworthy Road, E9

**£1,000,000** Freehold

### 4 Bedroom House

1512 sq ft (approx)

#### Key Features

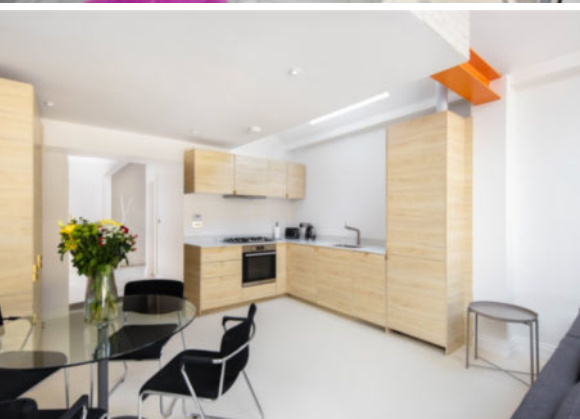
- Integrated Samsung air-conditioning in top floor rooms
- Newly fitted D/G sash windows & bespoke shutters
- Microcement & wooden flooring
- New electrical wiring throughout
- Outstanding primary & secondary schools
- Short walk to Homerton Station & Victoria Park

### Property Description

This glorious Victorian home has been sensitively extended, re-modelled and restored to an exquisite standard, offering exceptional attention to detail, with beautifully proportioned bright versatile accommodation, arranged over three floors. Composed of an inviting reception hall, a delightful reception lounge, a stylish family bathroom, a study area leading to a magnificent bespoke integrated kitchen, leading to a glorious living/entertaining space with full-width bi-folding doors opening

fully to an easterly facing secluded garden. Four bright, beautiful bedrooms, a study and a second bathroom. Enviably appointed close to Homerton overground station and the leafy green open spaces of Victoria Park and Hackney Marshes, as well as vibrant amenities on Chatsworth and Lauriston Roads. No forward chain.

Further Material Information available, please request from relevant branch.



## Floorplan

### KENWORTHY ROAD E9

Approximate Gross Internal Area  
140.49 m<sup>2</sup> / 1512.22 sq<sup>ft</sup>



## Council Tax Band: D

## Energy Rating

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82+)	A		
(81-91)	B		
(69-80)	C		
(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.