

Sewdley Street, E5

£1,700,000 Freehold

4 Bedroom House

1789 sq ft (approx)

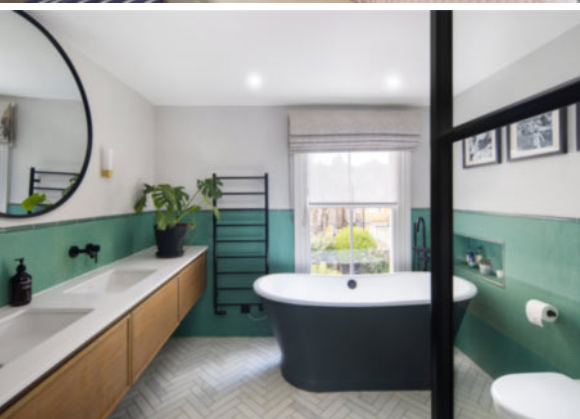
Key Features

- Architecturally designed by Studio Dunn
- Plank herringbone-laid parquet flooring
- Extensive Crittall-style glazing
- Secluded mature garden with ambient lighting
- Outstanding primary and secondary schools
- Moments from the leafy green spaces of Millfields Park

Property Description

Beautifully appointed on the corner of Millfield's Park, this enchanting Victorian home has been sensitively extended and restored, with elegant proportions spread over four floors. Bathed in natural light, it boasts exquisite modern designs and exceptional attention to detail. The property comprises a magnificent living and entertaining space, leading to a fantastic custom-made kitchen with Corian worktops and full-width Crittall-style glazing that opens to a

delightful south-westerly facing garden. On the raised ground floor, there is a versatile bedroom with an en-suite shower room, a utility room, and an additional bedroom. The upper two floors feature a principal bedroom with a chic en-suite bathroom, two further double bedrooms, and a family bathroom. It is located close to the vibrant Chatsworth and Lower Clapton Roads with a host of transport links offering swift City access.



Floorplan

SEWDLEY STREET E5

Approximate Gross Internal Area
166.20 m² / 1789 sq^{ft}



Council Tax Band: D

Energy Rating

| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (82+) A | | |
| (81-81) 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 | |



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