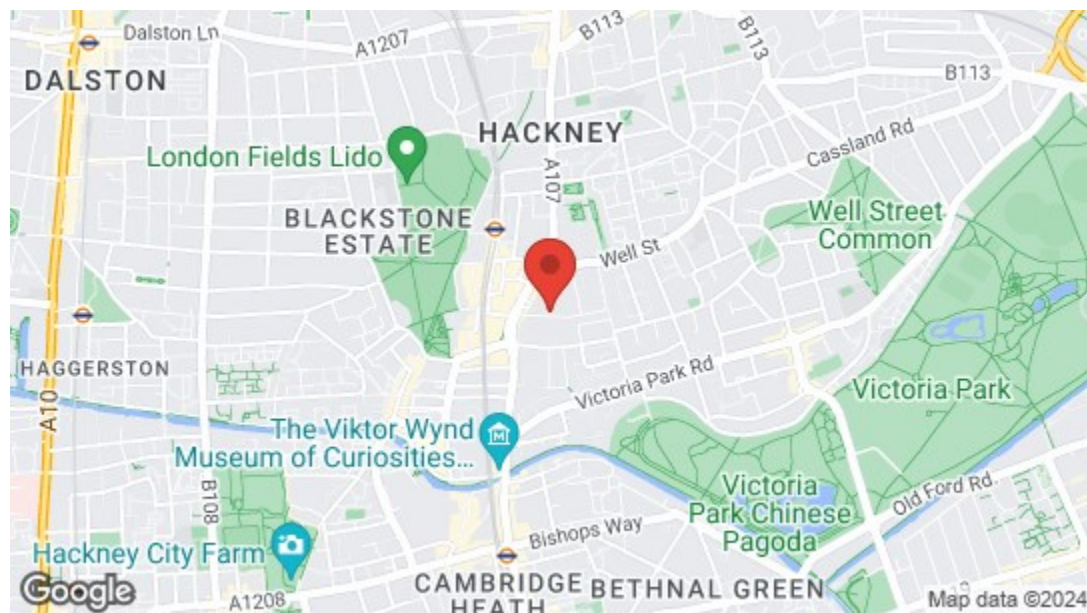




**Tudor Road, Hackney**  
**Offers In Excess Of £1,400,000 Freehold**  
**4 Bed House - Terraced**



Energy Efficiency Rating	
Very energy efficient - lower running costs	Current Potential
(92 plus) <b>A</b>	83
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
England & Wales EU Directive 2002/91/EC	



## Features

- Four Bedroom House
- Arranged Over Three Floors
- Two Bathrooms and Two WCs
- Beautifully Presented Throughout
- Private Garden
- Garden Office
- Located Between London Fields and Victoria Park
- Underfloor Heating in Kitchen and Bathrooms



This fabulous four bedroom, three bathroom Victorian terraced house in Hackney is ideally located in a quiet no-through-road between London Fields and Victoria Park. Just eight minutes from the overground station, it's within easy walking distance of Broadway Market, Victoria Park village and central Hackney. The house is in immaculate condition and has a lovely garden with a great garden studio.



### A WORD FROM THE OWNER...

"We've lived here for over 10 years and have loved it. There's a great community of neighbours and so much on our doorstep. It's impossible to keep up with all the new restaurants ranging from Michelin starred to great pubs to local takeaways. We think this might just be the best spot in London, it's super practical, easy to get to the city, close to parks, the Lido, weekend markets, butchers like the ginger pig, Vietnamese and other supermarkets and 24 hour stores. The house itself is beautiful, we love snuggling in front of the fire on a winter evening and relaxing in the secluded garden, especially in the summer. It has an outstanding selection of schools and nurseries within walking distance."





➤➤ IF YOU LIVED HERE...

You'd have a generous 1,400 square feet of living space and a large cellar. The property has been completely renovated to a high standard, and the décor combines the best of the old and the new, with original cast iron fireplaces, ceiling roses and cornicing alongside school-style radiators and stunning wood floors. There are two large open plan spaces on the ground floor, two bedrooms and two bathrooms on the first floor, and a further two bedrooms and an ensuite on the second (loft) floor.

The living room is a huge space. Flooded with natural light from the sunny, south-facing bay window, it's over 25 ft long and is connected to the kitchen/diner by an open doorway. It's ideal for relaxing or entertaining, with a welcoming feel thanks to the herringbone parquet floor and cast iron fireplace.

The kitchen/diner is another light and airy space, with three skylights and large glazed double doors that provide garden views and open onto the paved terrace. It's well-equipped, with fitted cabinets, ample storage and worktop space, and freestanding appliances. The layout is practical and pleasing with a large space for a dining table. There's also a washroom/WC on this floor.

The main bedroom suite at the front of the property comprises a spacious and elegant bedroom with an original fireplace and school-style radiators above sash windows. A walk-through dressing room with fitted wardrobes leads to the bathroom. This is a serene space with a modern freestanding bath, fitted washbasin and WC, and a window with garden views. The second bedroom and shower room are located at the rear of the property. Stairs lead up to the larger of the two top floor bedrooms which has two Velux windows. Beyond this is the fourth bedroom and en suite shower room, both of which overlook the rear garden.

The garden is landscaped into areas of terrace and lawn with raised beds and mature planting. The garden studio at the end is a fantastic flexible space with bifold doors that open to provide an indoor/outdoor space that can be used as a garden room or a workspace.

WHAT ELSE?

- Everything you need is close by, from independent boutiques, bakeries and breweries, to street markets, foodie pop ups and restaurants. There are also great transport connections to the City and the West End.

- London Fields overground station has fast direct trains to Liverpool Street (8-10 min) where you can also connect to the tube and Elizabeth Line. Bethnal Green and Hackney Central (both less than a mile), and Haggerston (1.1 miles) give access to the Central Line and two further overground lines.

- You're spoilt for choice when it comes to green spaces. London Fields with its lido, cricket pitch and tennis courts, table tennis and meadow, is five minutes away, and the wide open green spaces and many facilities of Victoria Park are a ten minute walk.

