

# House

## Appleby Road E8

### £1,275,000



This is a beautiful Victorian Terraced house situated on a quiet, residential street moments from Broadway Market and London Fields.

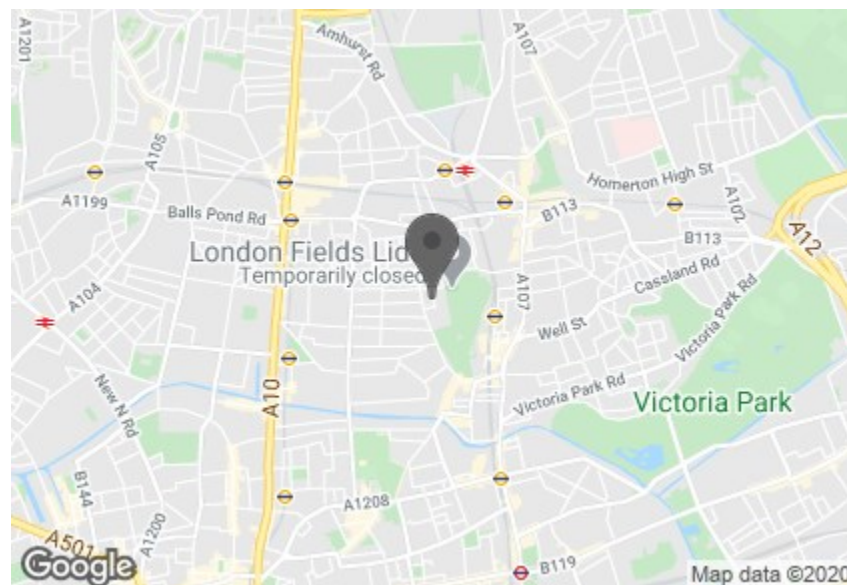
London Fields British Rail Station can be reached in under five minutes and Hackney Central Overground Station is also close by. Bus links into the City are accessed via Mare Street, which is a 5 minute walk away.

This property has a flexible open plan ground floor, with two reception rooms and an extended kitchen/ dining room with skylights and a Shaker-style kitchen. Two sets of double French doors open from the kitchen onto a delightful and large west-facing garden. There is a decked area at both ends of the garden, and an impressive garden studio/office, perfect for working from home. The garden is planted with mature shrubs and trees. There are original features throughout the home, including panelling, wooden floorboards, fireplaces and corning. There is a wood-burner in the front reception room.

Upstairs there is a spacious and light large bedroom with stylish built-in storage cupboards and double-glazed wooden sash windows. There is another double bedroom with an original fireplace and further built-in storage cupboard.

There is a further office/living room on the upper floor which leads to a large first floor bathroom with metro tiles and Edwardian style fittings. Several of the properties on this street have re-configured this layout to create a third bedroom.

There is also an attic and basement, providing additional storage facilities.



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## ENERGY AND EFFICIENCY RATING

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>86</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>56</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 



### OUT AND ABOUT

Broadway Market - Great food market held along a street with great independent shops and pubs in the heart of Hackney.

Columbia Road Flower Market - Fantastic flower market every Sunday.

London Fields / London Fields Lido - The green spaces of London Fields and the Lido which is a 50 metre heated outdoor pool open all year round.

Pidgin - excellent weekly changing four-course menu in a cosy atmosphere.

Victoria Park - Opened in 1845, it has a pond, children's play areas, a pavilion and tennis courts and is a great place for a stroll on a summer's day.

