



Queen Anne Road, London, E9

BUTLER & STAG





**Guide Price - £700,000 to £725,000**

Nestled in the highly sought-after area of Hackney, this beautifully designed three-bedroom, two-bathroom Victorian split-level conversion spans an impressive 875 square feet. Boasting a share of freehold, this charming property combines modern living with period features, providing the perfect blend of space, character, and convenience. The property further benefits from a large, private, south-west facing garden, offering both tranquility and a place for entertaining. Situated on Queen Anne Road, the home is just a stone's throw from Well Street and a short walk to the stunning Victoria Park.



## Share of Freehold

- Three Bedrooms
- Share of Freehold
- Victorian Conversion
- Chain Free
- Two Bathrooms
- Close To Victoria Park
- Large Private Garden
- Split-Level Layout

**Split-Level Layout:** The property is set over two levels, creating a thoughtful and spacious layout. The design optimizes natural light and maximizes the sense of openness, while maintaining the traditional charm of a Victorian property.

**Living Room:** The bright and inviting living room features high ceilings and large windows that flood the space with natural light. The room is generously proportioned, offering plenty of space for both lounging and entertaining. Original features such as wooden floorboards and cornicing enhance the Victorian character of the room, while the contemporary finish ensures the space feels modern and stylish.

**Three Bedrooms:** The property boasts three well-proportioned bedrooms, each offering comfort and privacy. The master bedroom is a generous size, with large windows that fill the room with natural light. The second bedroom offers a peaceful retreat, ideal for a guest room or study, while the third bedroom, slightly smaller, is perfect for a child's room or home office.

**Large Private Garden:** One of the standout features of this property is the large, private garden that faces south-west. With plenty of sunlight throughout the day, the garden is an ideal spot for relaxing, gardening, or entertaining. The space is generously proportioned, offering room for outdoor seating, dining, and even a lawn area for children or pets to play.

**Share of Freehold:** As a share of freehold property, the buyer will have an active stake in the management of the building. This means greater control over the property and a direct interest in its future, making it an attractive option for those looking for stability and long-term value.









## Queen Anne Road

Approx. Gross Internal Area 107.1 sq. metres (1152.9 sq. feet)

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Measurements are approximate and for illustration purposes only. While we do not doubt the accuracy and completeness, we advise you conduct a careful independent assessment of the property to determine monetary value  
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IMPORTANT NOTICE - These particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property 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 and should not be relied upon.

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