



Poole Road, Hackney, E9

BUTLER & STAG



**\*NO SHARERS - ONLY COUPLES OR FAMILIES\***

**A simply stunning 3/4 bedroom three storey Victorian home, sympathetically refurbished to a high specification with no expense spared. Located on a beautiful tree-lined residential turning just moments from Lauriston village and the green spaces of Victoria Park and Well Street Common.**



- Beautiful Victoria Home
- No Expense Spared
- Three/Four Bedrooms
- Two Bathrooms
- NO SHARERS
- Sympathetically Refurbished
- Contemporary Fixtures & Fittings
- West Facing Rear Garden
- Moments From Victoria Park
- ONLY COUPLES OR FAMILIES

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Boasting a wealth of natural light throughout, the property comprises a vast open-plan contemporary kitchen and living/entertaining space to the ground floor with access to a paved west facing private garden. A beautiful family bathroom completes the ground floor. The upper two levels offer versatile living with a bay-fronted front reception, a grand master bedroom with high ceilings, and two further double bedrooms. Further comprising a shower room and a number of useful storage spaces. The house is guarded against incoming or outgoing emissions of electromagnetic frequencies via electromagnetic shielding.

The location offers a variety of amenities, including the shops of Well Street market and common, the open green spaces of Victoria Park, and the delights of Victoria Park village. Homerton Overground is the nearest station. Central Hackney and the hot spots of Broadway Market and London Fields are also close by. A number of good schools are historically within the catchment area making this an ideal family home.





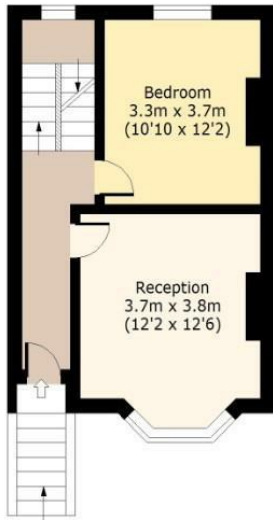
**Poole Road, E9**



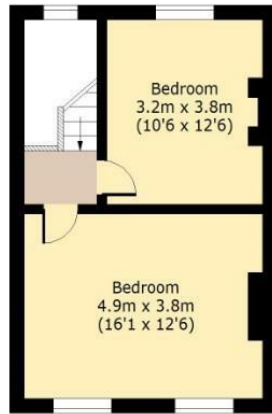
**Ground Floor**  
Approx. 47 Sq. meters (506 Sq. feet)



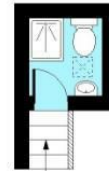
**First Floor**  
Approx. 39 Sq. meters (420 Sq. feet)



**Second Floor**  
Approx. 38 Sq. meters (409 Sq. feet)



Approx. 2.4 Sq. meters (26 Sq. feet)



Total area: approx. 126.4 Sq. meters (1361 Sq. feet)  
For illustration purposes only - not to scale  
[www.ipaplus.com](http://www.ipaplus.com)

**BUTLER & STAG**

☎ 020 8102 1236

🏠 508 Roman Road, Bow, London, E3 5LU

✉ [bow@butlerandstag.com](mailto:bow@butlerandstag.com)

[www.butlerandstag.uk](http://www.butlerandstag.uk)

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.