



St. Agnes Close, London, E9

BUTLER & STAG



Guide Price - £400,000 to £425,000
A charming one-bedroom ground-floor Crown Estate flat with a private south-facing garden, ideally positioned on St Agnes Close—just moments from the open green expanses of Victoria Park and a short stroll to the boutiques, cafés, and restaurants of Victoria Park Village.



Leasehold - Share of

- One Bed Flat
- Private South-Facing Garden
- Leasehold - Share Of Freehold
- Private Garage
- Next Door To Victoria Park
- Chain Free
- Close To Victoria Park Village
- EWS1 Compliant

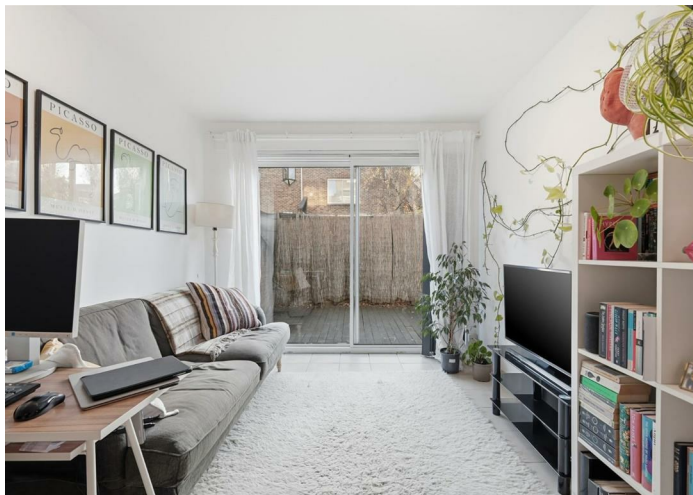
Offering a rare combination of outdoor space, privacy, and practicality, this well-proportioned home features a bright reception room with direct views onto the garden, a double bedroom, a modern fitted kitchen, and a contemporary bathroom. The layout is thoughtfully arranged to maximise natural light throughout, with the south-facing aspect bathing the living areas in sunshine for much of the day.

One of the standout benefits of this property is the large private garage, providing secure parking, excellent storage, or potential use as a workshop—an exceptional asset in such a sought-after location.

The private south-facing garden is a true highlight: a generous, peaceful space ideal for outdoor dining, gardening, or simply relaxing in the sun.

Situated seconds from Victoria Park and within close walking distance of Hackney's vibrant amenities, this home offers the perfect balance of green space, community feel, and urban convenience. Excellent transport links and cycling routes are also nearby.

An ideal first home, downsize, or investment in one of East London's most desirable neighbourhoods.





St Agnes Close

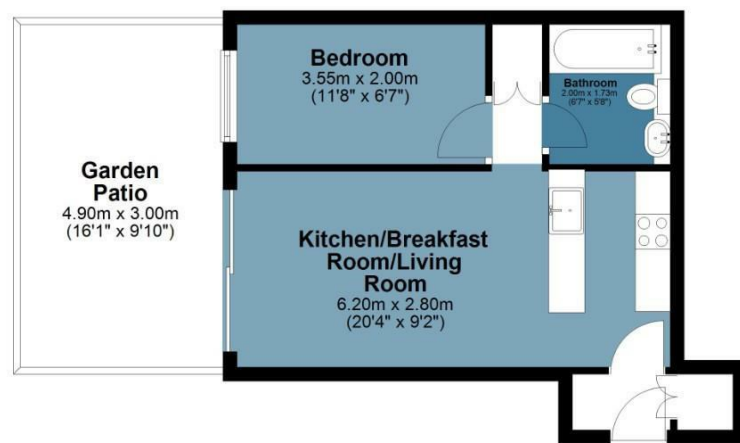
Approx. Gross Internal Area 45.1 Sq M (485.2 Sq Ft)

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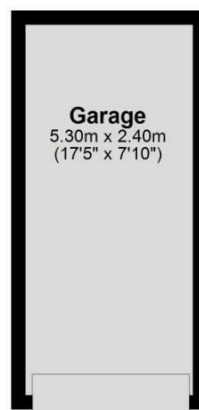
Ground Floor

Approx. 32.4 sq. metres (348.3 sq. feet)



Outbuilding

Approx. 12.7 sq. metres (136.9 sq. feet)



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.

BUTLER & STAG

☎ 020 8102 1236

🏠 508 Roman Road, Bow, London, E3 5LU

✉ bow@butlerandstag.com

www.butlerandstag.uk