



BUTLER & STAG

St. Philip's Road | Hackney

| E8

Guide Price £1,250,000 - £1,500,000

Set on one of London Fields most desirable residential turnings is this three storey Victorian home, occupied by the same family since the 1950's.

- Three Storey Victorian Terrace House • Versatile Layout • 1,991 Sq. Ft. • Front & Rear Gardens • Cellar Space • Potential To Add value • Four Double Bedrooms • Two Kitchens & Two Bathrooms • London Fields Location • Great Transport Links*

Price Guide £1,250,000 | Freehold

Spanning approximately 2,000 sq. ft. the property offers huge scope for those looking to add value by implementing their own ideas and tastes. It's versatile layout and potential for further expansion lends itself both as a family home or conversion into separate dwellings (subject to relevant planning permissions).

Retaining many of its original features in the form of sash windows and cornicing the property comprises a bay-fronted double-through reception, separate dining room, bathroom, kitchen and w/c to the ground floor. The first floor hosts two sizeable double bedrooms, a second kitchen, bathroom and a separate w/c. Stairs lead up to two further generous double bedrooms. The property further benefits from useful storage spaces including a cellar. A front and rear garden complete the property.

St Phillip's Road is a coveted turning within London Fields just off Wilton Road, home to a growing number of boutique shops, cafes and eateries. The open green spaces of London Fields themselves, The Lido and tennis courts are just moments away whilst Broadway Market is just a stroll across the park. Transport links include Dalston Junction (Overground) and Hackney Downs (National Rail) allowing for swift and direct access to the City and West End.

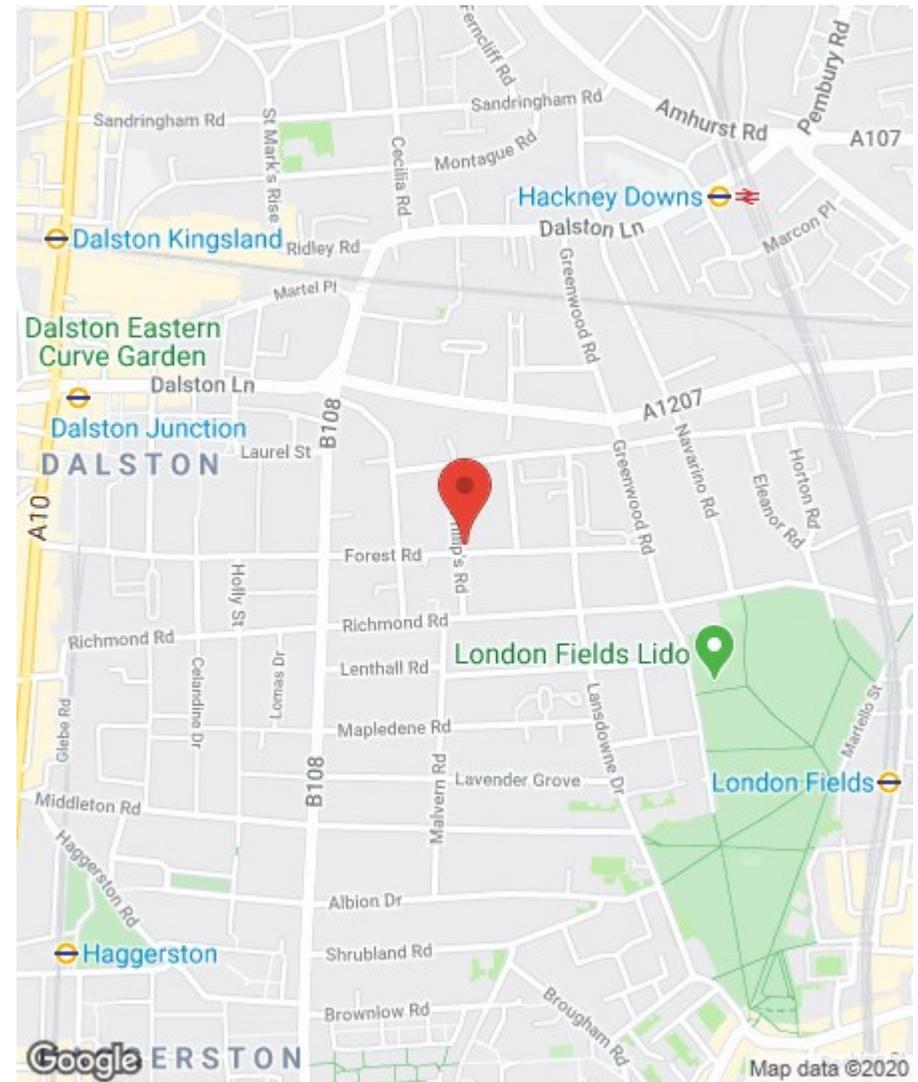




Philip's Road, E8



Total area: approx. 184.9 Sq. meters (1991 Sq. feet)
For illustration purposes only - not to scale
www.jpaplus.com



BUTLER & STAG

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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.

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

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	