



www.kings-group.net

326 Mare Street
London E8 1HA
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Navarino Road, London, E8 1AG
£750,000

Kings Group - Hackney are delighted to offer For Sale on a CHAIN FREE basis, this THREE BEDROOM SEMI-DETACHED property in the very sought after E8 area. Situated a short walk away from Mare street offering an abundance of shops, bars and restaurants. This property is walking distance form Victoria Park and Hackney Downs Park. In need of complete refurbishment, this property is over 1400 sqft and is compromised of a lower ground which benefits from a two reception rooms, a utility room, downstairs WC and a storage room. On the ground floor you will find two large reception rooms, kitchen and family bathroom. The first floor you will find a Two Double Bedrooms and One single Bedroom/Study. The property also benefits from not only a generous rear garden space but also a front garden as well. Within walking distance are Hackney Downs and Hackney Central (London Overground Stations). In addition, there is also ease of access to the A10 providing links to the A11 & A406. The property is also within the catchment area for some Outstanding schools including Mossbourne Community Academy & Olive School Hackney . To arrange a viewing, please do not hesitate to get in touch.

LOWER GROUND FLOOR

Utility Room

8'2 x 7'1 (2.49m x 2.16m)

W/C

5'1 x 3'6 (1.55m x 1.07m)

Storage

5'1 x 4'9 (1.55m x 1.45m)

Reception Room

14'2 x 10'11 (4.32m x 3.33m)

Store room

10'8 x 10'6 (3.25m x 3.20m)

GROUND FLOOR

Living Room

14'10 x 11'3 (4.52m x 3.43m)

Bathroom

7'5 x 4'11 (2.26m x 1.50m)

Dining Room

11'6 x 10'9 (3.51m x 3.28m)

Kitchen

8'3 x 7'3 (2.51m x 2.21m)

FIRST FLOOR

Bedroom One

15'4 x 11'3 (4.67m x 3.43m)

Bedroom Two

11'5 x 10'9 (3.48m x 3.28m)

Bedroom Three

8'3 x 7'5 (2.51m x 2.26m)

FRONT GARDEN

28'4 x 26'4 (8.64m x 8.03m)

REAR GARDEN

33' x 26'4 (10.06m x 8.03m)

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		
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