



PRESTIGE & VILLAGE

UK's finest properties

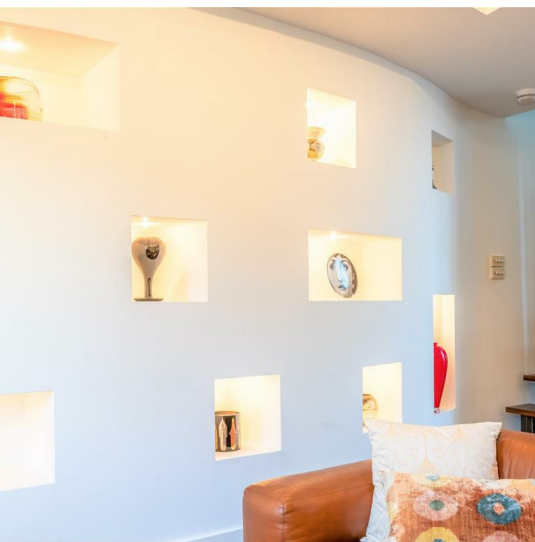
5, CRICKETFIELD ROAD, LONDON, E5 8NR



GUIDE PRICE - £1,200,000 to £1,300,000

A truly unique 4 bed terraced house in a great Hackney location. This home has been architecturally designed and finished to very high standard. Bespoke design throughout provides every room with it's own unique look and feel. Spread over 5 floors and at over 2000 sq.ft this is a truly grand home. Large triple glazed windows throughout and the large treble height glazing to the rear allow in an abundance of natural light giving a very open spacious feel. A bespoke hardwood staircase runs through the heart of this home which comprises 4 uniquely designed bedrooms, a bespoke fitted kitchen, a well designed work/office area, stylish shower room, ensuite and family bathroom, a reception room on the ground floor and a grand living area. The living area on the first floor is where this home really comes alive. You have a large entertainment/chill out area to the front, a workout/gym area in the centre and an elegant hanging chair to the rear facing the grand treble height glazing. A very well thought out home which will probably need 2 viewings to appreciate all the bespoke touches that run throughout, so better book your appointments early!

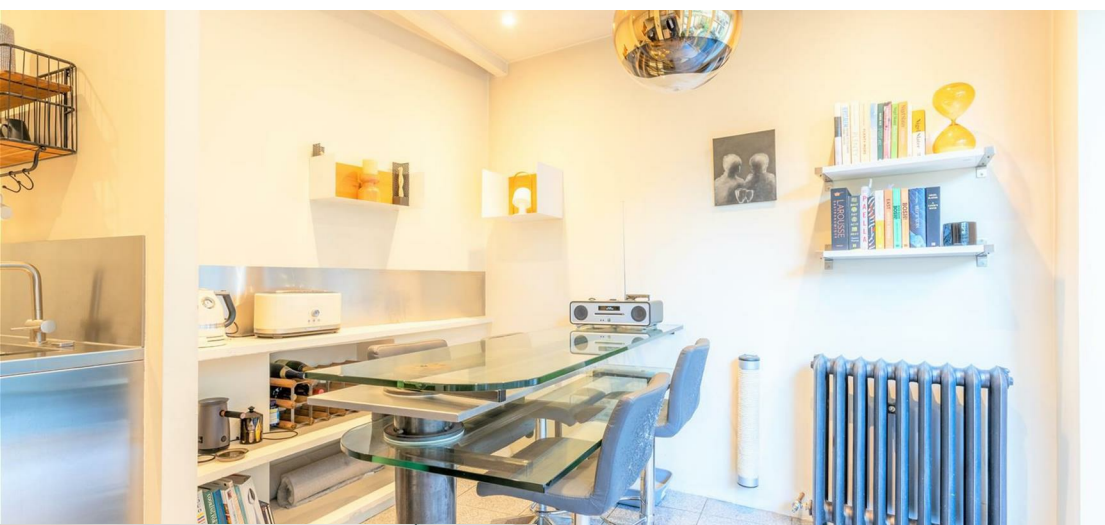
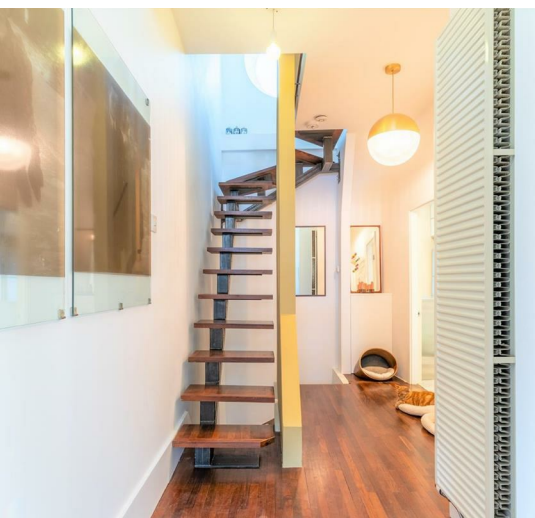
Very well located, you are very near to the scenic Clapton Pond which is surrounded by a great mix of local shops and amenities. A short walk will get you to the ever popular, trendy, Chatsworth Road with it's own great mix of local shops, restaurants and coffee shops, also home to the busy Sunday market with it's great variety of street food.





- Unique 4 bed terraced house
- Architecturally designed throughout
- Bespoke features and fittings throughout
- Triple glazed windows
- Grand treble height glazing
- Solid Hardwood flooring throughout
- Grand living area
- Over 2000 sq.ft
- Great road links and transport facilities
- A host of Ofsted high rated schools nearby







RECEPTION

14'11" x 10'9" (4.56 x 3.30)

Well sized reception room with exposed brick wall, concrete fireplace and beautiful original Victorian wood shutters.

KITCHEN

17'8" x 13'3" (5.40 x 4.06)

Bespoke fitted kitchen with integrated breakfast bar/dining table and a large set of glass sliding doors which lead out into the back garden.



LIVING AREA

25'0" x 15'5" (7.63 x 4.70)

Very well designed and thought out grand living area on the first floor. Full height glazing to the rear wall allows in a plethora of natural light for a very spacious feel. A relaxing entertainment area to the front with a gym/workout area in the centre are adjacent to the grand feature wall which can be used to house an array of art and display items. To the rear is a beautiful hanging chair facing the grand windows, perfect place to relax and read a good book.



WORK/OFFICE AREA

24'5" x 4'8" (7.46 x 1.43)

Very well designed, practical

work/office area. Spacious with very well designed storage solutions.

BEDROOM 1

13'7" x 7'10" (4.15 x 2.40)

Well sized double bedroom on the lower ground floor complete with clever storage solutions.

BEDROOM 2

15'5" x 12'9" (4.70 x 3.90)

A large bespoke headboard dominates the centre of this master bedroom, complete with stylish ensuite shower room.

BEDROOM 3

10'4" x 8'7" (3.15 x 2.62)

Cosy spare bedroom, currently in use as a dressing room.

BEDROOM 4

14'9" x 12'1" (4.50 x 3.70)

Stylish second master bedroom with bespoke fitted bed and wardrobes.

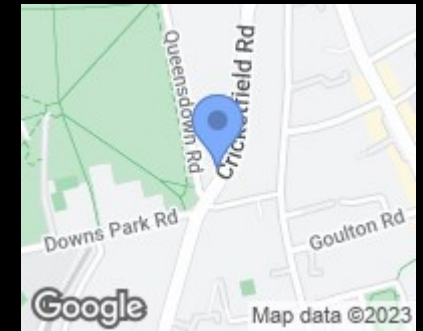
BATHROOM 1

Cosy bathroom on the upper floor complete with additional walk-in shower.

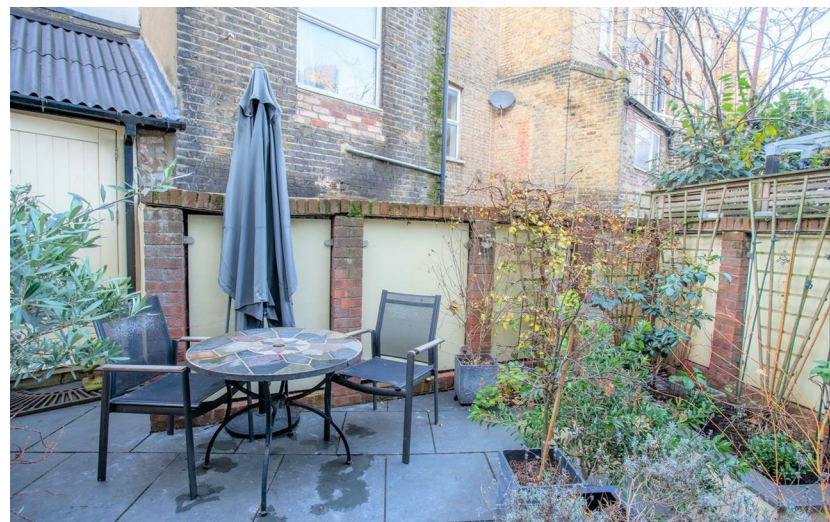
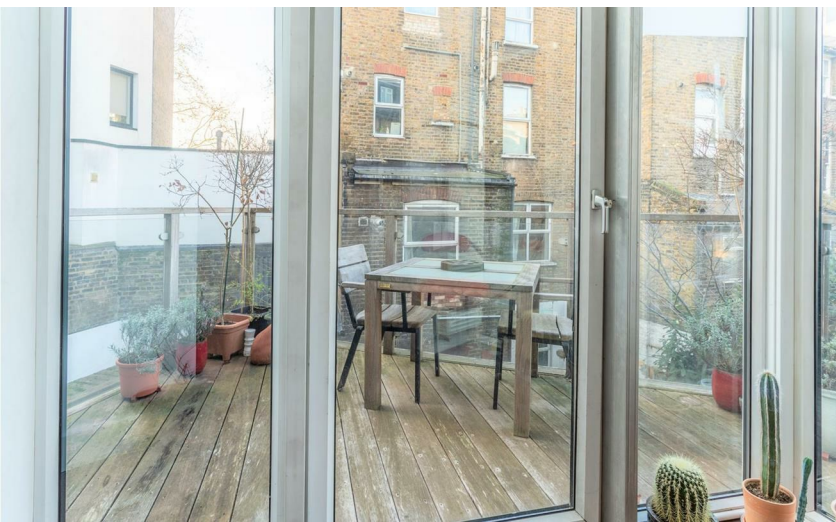
BATHROOM 2

Well designed, stylish shower room on the ground floor.



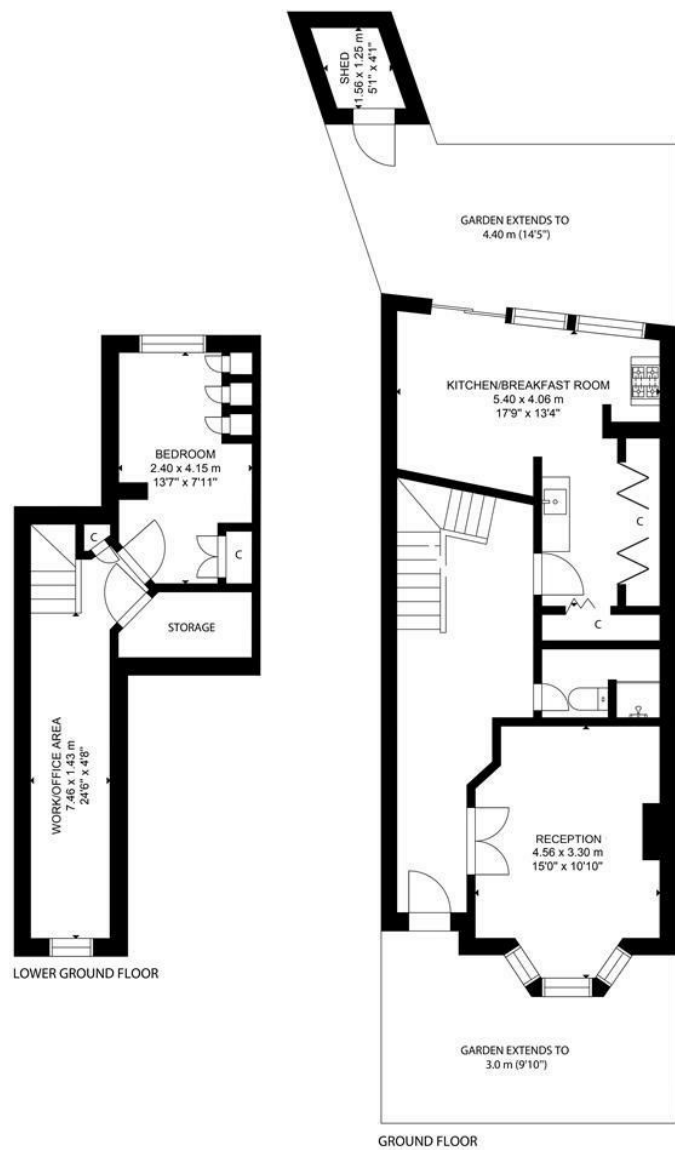


Directly opposite the well known Clapton Pond is Downs Road. Turn into this road and follow it around to the left. As you round this bend the main road becomes Cricketfield Road and the home will be just before you reach Hackney Downs Park.

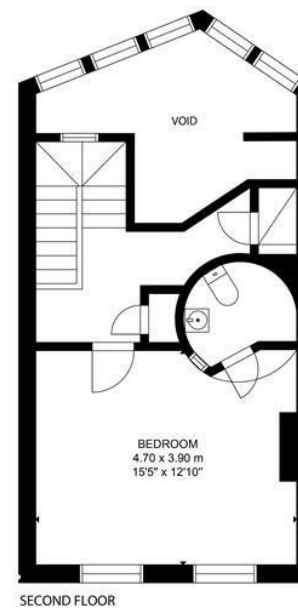
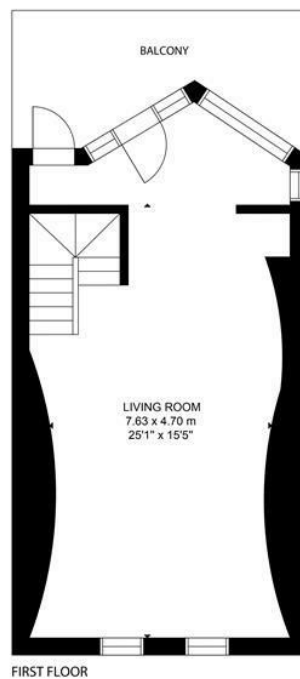


Hackney
Band E

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
95-100 A			95-100 A		
81-95 B			81-95 B		
67-80 C			67-80 C		
53-66 D			53-66 D		
39-52 E			39-52 E		
25-38 F			25-38 F		
11-24 G			11-24 G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		
England & Wales			England & Wales		



CRICKETFIELD ROAD, E5
Total Approximate Internal Area: 200.41spm/2157.19 sqft (inc shed)



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