



CHURCH CRESCENT, LONDON, E9
£1,100,000 TO BE ADVISED

A RARELY AVAILABLE THREE BEDROOM SEMI-DETACHED VICTORIAN HOUSE JUST A SHORT WALK TO VICTORIA PARK

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DESCRIPTION:

A majestic, rare to the market semi-detached Victorian house presented in immaculate condition. Originally built as an Almshouse “Founded by a bequest of 1669 for 6 poor men over 60. Rebuilt in 1847 and modernised in 1969”; this outstanding property offers a vast master bedroom occupying the entire top floor complete with wooden beams and study area. The first-floor plays host to two further bedrooms, a larger than average family bathroom equipped with a standalone shower and separate bath; and finally on the ground floor we have the bright, spacious through-reception and a modern, integrated ‘eat-in’ kitchen which gives access to the private and secluded patio.

Conveniently located close to a variety of local cafe's, bars, restaurants and local boutiques that Victoria Park Village has to offer and set on a tranquil tree-lined street. Broadway market is also just moments away. The open green spaces of Wall Street Common and Victoria Park are in close proximity as well as a variety of transport links into the City. Further benefitting from being in the catchment area for three outstanding primary schools, an outstanding secondary school and nursery

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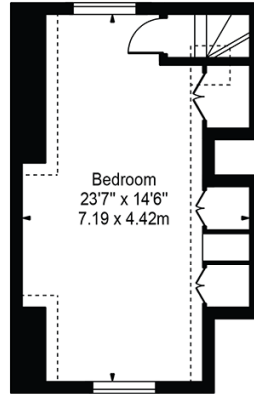


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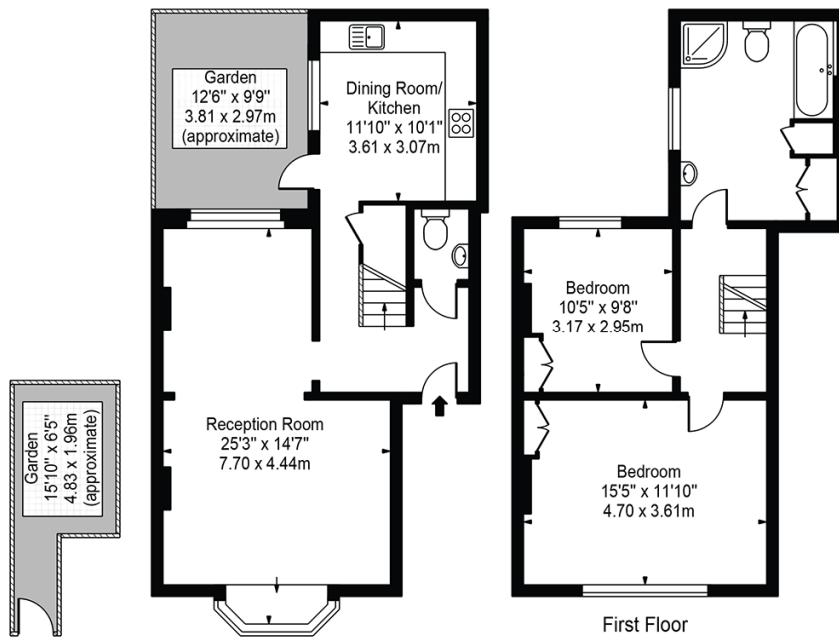
Church Crescent

Approx. Gross Internal Area 1305 Sq Ft - 121.24 Sq M
(Including Restricted Height Area)

Approx. Gross Internal Area 1223 Sq Ft - 113.62 Sq M
(Excluding Restricted Height Area)



Second Floor



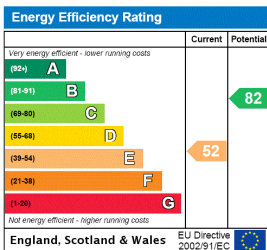
Ground Floor

First Floor

For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.



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See things differently

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