Speldhurst Road, E9



Blakestanley are delighted to present this four-bedroom Victorian house, nestled in the heart of Victoria Park Village, enjoying historic character with the opportunity to create a home suited to modern family living in one of Hackney's most desirable neighbourhoods. This property retains an abundance of original period features, including high ceilings, sash windows, Victorian coving, fireplaces, and polished wooden floorboards throughout. Spanning 1542sqft (143.2sqm), this three-story property boasts four bedrooms, one dual aspect double reception room, two bathrooms, and a generous private garden, providing ample space for everyday living alongside exciting potential for further enhancement. This property currently has planning applications in progress for a lower-ground floor rear and side extension, as well as a rear dormer roof extension and installation of two roof lights. Commuting to The City and beyond is made easy with numerous bus links and London Fields Overground. Available to the market chain-free.

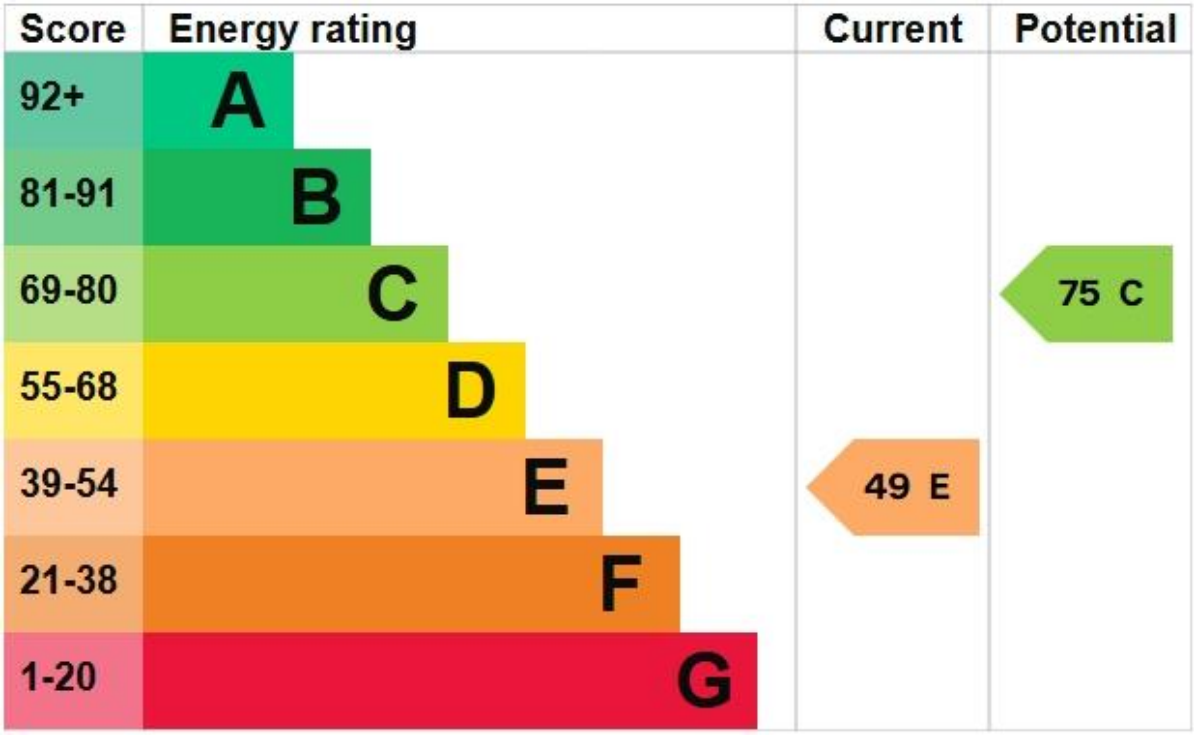
£1,550,000

Freehold

KEY FEATURES

- Three-story Victorian Freehold house with private garden
- Four bedrooms and two bathrooms
- Planning applications for lower-ground rear and side ext. (ref: 2026/1906), and roof ext. (ref: 2026/1905) through Hackney Council.
- Available to the market chain-free
- Ideally positioned for Victoria Park Village and its cafés, pubs and restaurants.
- Within catchment of highly regarded schools
- London Fields Overground station & numerous bus links nearby

ENERGY PERFORMANCE CERTIFICATE



ADDITIONAL INFORMATION

TENURE:	Freehold	(Advised by Vendor)
SERVICE CHARGE:	N/A	(Advised by Vendor)
GROUND RENT:	N/A	(Advised by Vendor)
COUNCIL TAX:	Band E - £2,518.15	(Advised by Vendor)
LOCAL AUTHORITY:	Hackney London Borough Council	
VIEWING:	By appointment through BlakeStanley	

For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and believed to be accurate within 6 inches. They should not be relied upon for carpets and furnishings.













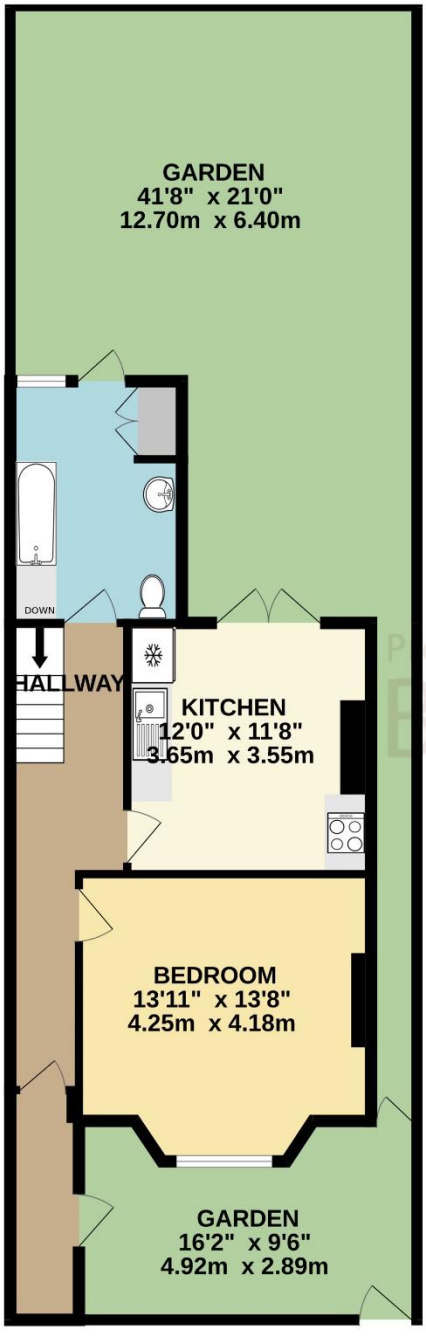




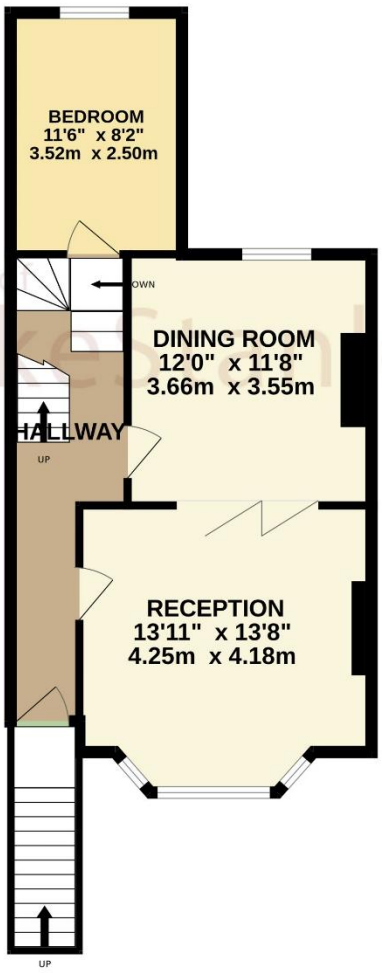




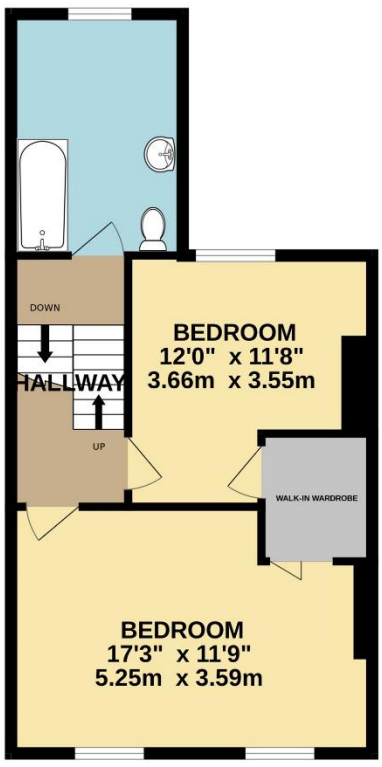
LOWER GROUND FLOOR
540 sq.ft. (50.2 sq.m.) approx.



RAISED GROUND FLOOR
506 sq.ft. (47.0 sq.m.) approx.



UPPER GROUND FLOOR
496 sq.ft. (46.1 sq.m.) approx.



Property of BlakeStanley

TOTAL FLOOR AREA : 1542 sq.ft. (143.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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