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## 1 Bed Detached In Trehurst Street , London, E5 0EB

£585,000





## SHORT DESCRIPTION

Property Ref: 16101 Spacious Sunny Freehold House in Vibrant Hackney E5 A sunny and spacious unique detached duplex house. A light and modern living space, refurbished recently internally and externally throughout. The private entrance to the house is accessed by a secure bespoke bi-folding wooden gate, the entrance is surrounded by a narrow gravel yard and is a safe space to keep Bikes, scooters or a motor bike. The private front door is comprised of bespoke bi-folding wood & glass panelled doors, giving a great amount of light into the living space. This opens to an office space, then onto a huge open plan living room with parquet wooden floor. This leads directly through a doorway into a separate bright refurbished kitchen, with exposed brickwork, fully equipped with spacious cupboards, a gas hob & fan oven with separate pantry with shelves and ample storage. The refurbished bright Bathroom with window, leading directly from the living room, has slate tiled walls, a large bath and shower, compact toilet and glass shelves. The large double bedroom is accessed via a bespoke wooden stairwell with tempered glass, leading to a bright sunny space with polished wood floor. At the far end of the bed room, double doors open out with a bespoke tempered glass panel - showing views across to Mabley Green Park. The House is on a quiet leafy street, opposite to the large green space of Mabley Green, with nearby corner and general stores plus restaurants and take aways. Nearby Vibrant Chatsworth road is full of independent traders, with an amazing Sunday Food Market. With a 7 minute walk to Homerton Station, and 10 minute bus ride to Stratford International, Westfield and the Olympic Park, a 10 minute walk to Victoria Park and the beautiful Lee River and Grand Union canal for Sunday Walks. supported by Superfast Broadband Fibre Wi-Fi with separate office space area. Property Type: Detached Full selling price: £585000.00 Pricing Options: Offers in the region of Tenure: Freehold Council tax band: B EPC rating: D Measurement: 561 sq.ft. Parking: Residents Heating Type: Double Glazing, Gas Central Heating Chain Sale or Chain Free: Chain Free Possession of the property: Self-occupied...

1

Bed Room(s)

1

Bath Room(s)

1

Living Room(s)

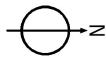
## FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.

All measurements are a maximum and include wardrobes and bay windows where applicable.

# Trehurst Street, E5

Approx. Gross Internal Area 561 Sq Ft - 52.12 Sq M  
Approx. Gross Terrace Area 142 Sq Ft - 13.19 Sq M



## EPC GRAPH

Illustrations are for identification purposes only and are not to scale.  
All measurements are a maximum and include wardrobes and bay windows where applicable.

Property type	Detached house
Total floor area	50 square metres

### Rules on letting this property

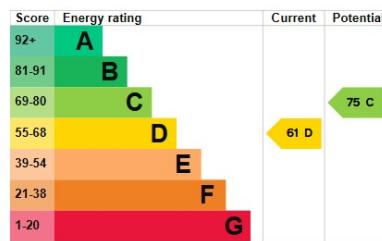
Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](#).

### Energy rating and score

This property's energy rating is D. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)



Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

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