



**[www.kings-group.net](http://www.kings-group.net)**

326 Mare Street  
London E8 1HA  
Tel: 0208 510 0808

**Grand Union Crescent, London, E8 4TR**  
**Offers In Excess Of £800,000**

- Five Bedroom House
- Private Garden
- Great Transport Links
- Located in the Popular London Fields Area
- Excellent Family Home or Buy to Let Investment

Kings Group are pleased to offer this Wonderful five bedroom house located in a quiet cul-de-sac is this stunning freehold house, presented in excellent condition. The property is spread over three levels and offers spacious living accommodation, the ground floor comprises of a good sized reception room, modern kitchen / diner, which leads to the large private garden, the first floor has three double bedrooms and family bathroom, a further two double bedrooms on the top floor with stylish shower room. An excellent family home or buy to let investment, on street parking permit is available. The property is fully double glazed, and benefits from being chain free. Please call sales to book you must see viewing on 0208 510 0808.

EPC Rating: D-C

Total Floor Area: 79 SQ.M

Grand Union Crescent, E8 is located in the heart of London Fields its moments away from London Fields Park and Haggerston Park for some entertaining days out. The property is also within a mile of London Fields Station, Haggerston Station and Cambridge Heath Station allowing easy access to the city, as well as bus routes to multiple locations.

The property is minutes away from the popular Queensbridge Road and Mare Street offering a multitude of local amenities, places to eat and to shop, as well as bars and restaurants to enjoy. It is also very close to Hackney Central, Dalston and the Haggerston Area.

#### Reception Room

**17'8" x 9'0" (5.40m x 2.76m)**

Double glazed window to front aspect, double radiator, laminate flooring, TV aerial point and power points.

#### WC

Double glazed window to front aspect, tiled walls, tiled flooring, wash hand basin and low level WC.

#### Kitchen

**15'7" x 8'10" (4.77m x 2.71m)**

Double glazed window to rear aspect, double radiator, tiled

flooring, tiled splash backs, a range of base and wall units with roll top worksurfaces, gas hob, sink drainer unit, space for fridge freezer, plumbing for washing machine, door leading to garden and power points.

#### Bathroom

Double glazed window to front aspect, towel rail, tiled floor, extractor fan, panel enclosed bath with shower attached, pedestal wash hand basin, low level WC and tiled walls.

#### Bedroom 1

**9'1" x 13'3" (2.77m x 4.06m)**

Double glazed window to front aspect, double radiator, laminate flooring and power point.

#### Bedroom 2

**12'10" x 8'11" (3.93m x 2.72)**

Double glazed window to rear aspect, laminate flooring and power points.

#### Bedroom 3

**8'5" x 8'0" (2.59m x 2.44m)**

Double glazed window to rear, laminate flooring and power points.

#### Bedroom 4

**7'9" x 12'0" (2.37m x 3.66m)**

Double glazed loft window to rear, laminate flooring and power points.

#### Bedroom 5

**8'11" x 8'10" (2.72m x 2.70m)**

Double glazed window to front, laminate flooring and power points.

#### Shower Room

Double glazed window to front aspect, tiled walls, towel rail, tiled flooring, corner shower cubicle, pedestal wash hand basin and low level WC.

#### Garden

**39'4" x 17'5" (12.0m x 5.33m)**

- \*\*Chain Free\*\*
- Great Local Amenities
- Two Family Bathrooms
- Fully Double Glazed

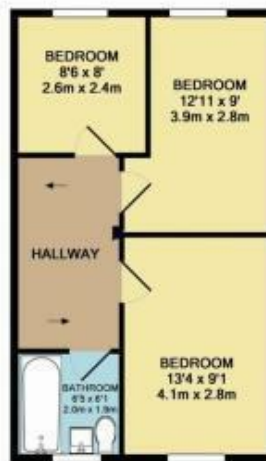








GROUND FLOOR:  
APPROX. FLOOR  
AREA 554 SQ.FT.  
(52.4 SQ.M.)



1ST FLOOR:  
APPROX. FLOOR  
AREA 412 SQ.FT.  
(38.3 SQ.M.)



2ND FLOOR:  
APPROX. FLOOR  
AREA 257 SQ.FT.  
(23.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 1232 SQ.FT. (114.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.  
Made with Metropix 52017

