

Being located in one of London Fields most desirable locations is this three bedroom character residence, offering a superb renovation opportunity, to create your perfect home.

CHURCHILL
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Albion Drive, Hackney, E8 4ET

£1,100,000 Freehold



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Having accommodation arranged presently over two floors the property offers a double reception, separate third reception, kitchen and bathroom to the ground floor, whilst to the first floor there are three double bedrooms and a study, externally the property offers a generous rear garden. Located just moments from London Fields, the property is ideally positioned for Broadway Market whilst also within walking distance of Victoria Park and within easy reach of Haggerston Station.

Offered CHAIN FREE this property is bound to prove popular, call now to book your appointment to view.

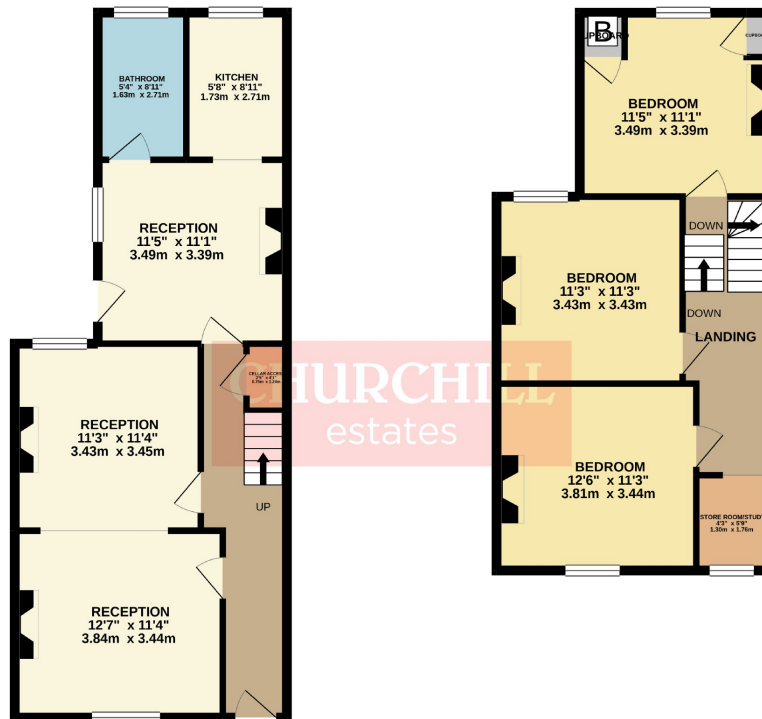




GROUND FLOOR
587 sq. ft. (54.5 sq.m.) approx.



1ST FLOOR
485 sq. ft. (45.0 sq.m.) approx.



TOTAL FLOOR AREA 1071 sq. ft. (99.5 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			84
(69-80) C			
(55-68) D		60	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. The agent has not had the sight of the title documents. A buyer is advised to obtain verification from their solicitors.



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