



**Balcorne Street, E9**

**Offers In Excess Of  
£900,000**





**End of Terrace Freehold House**

**Georgian Style**

**Two Double Bedrooms**

**Generous Sized Garden**

**Moments Away From Victoria Park Village**

**Catchment Area For Several Schools**

**Chain Free**







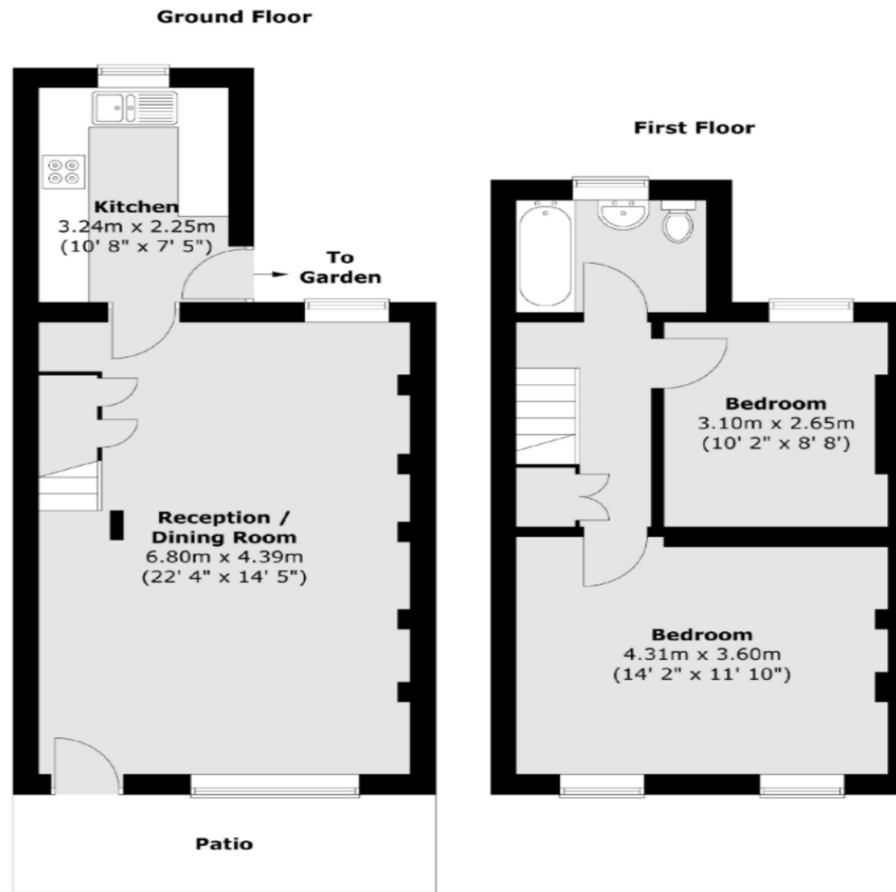
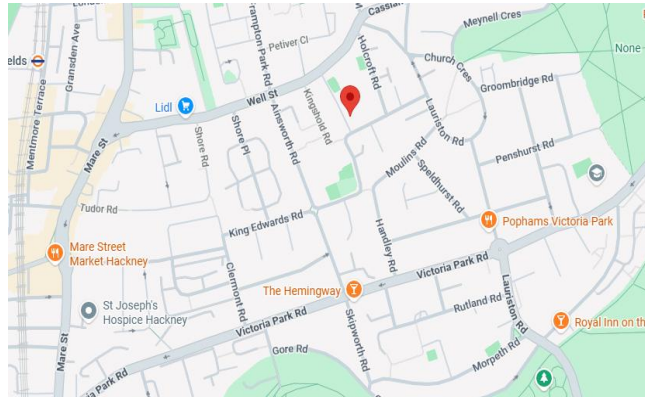
This charming end of terrace Georgian period house is located on a quiet no through road just steps from the vibrant Well Street. Upon entering the property there is a large open plan reception room with space to relax, entertain and dine. At the rear of the property sits the kitchen which leads out onto the sizeable garden.

Upstairs there are two double bedrooms which are accompanied by a family bathroom. The property maintains period features throughout, including sash windows at the front and wooden flooring downstairs.

Located between London Fields and Victoria Park, Balcarne Street benefits from the independent shops, restaurants and cafe that both areas have to offer, as well as green spaces such as Victoria Park itself and transport options from both Homerton and London Fields overground stations. Furthermore, this property is situated in the catchment area for several schools including Orchard and Lauriston Primary Schools.



Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		<b>81 B</b>
69-80	<b>C</b>		
55-68	<b>D</b>		
39-54	<b>E</b>	<b>51 E</b>	
21-38	<b>F</b>		
1-20	<b>G</b>		



Total area (approx.) : 72.8 sq. m (784 sq. ft)

**PLEASE NOTE:** These particulars are prepared as a general guide in accordance with the Property Misdescriptions Act (1991) and are not intended to constitute part of an offer or contract. Whilst every effort has been made to ensure their accuracy, no responsibility is taken for error. Appliances and fittings have not been tested. All measurements shown are estimates only and should not be relied upon for the purchase of carpets or any other fixtures or fittings.

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