



www.kings-group.net

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Kenworthy Road, London, E9 5RB
Offers In Excess Of £650,000

- MEWS HOUSE
- TOTAL FLOOR AREA: 85 SQ.M
- ** CHAIN FREE **
- CLOSE TO LOCAL SHOPS & AMENITIES
- TWO BATHROOMS

Kings Group are pleased to present this THREE BEDROOM MEWS HOUSE on Kenworthy Road, E9 to the market. Located in the vibrant Homerton area, the property offers a very spacious reception room, a fitted kitchen, three double bedrooms, a downstairs WC, three piece bathroom suite, en-suite to bedroom one and a private rear garden. The property is fully double glazed and benefits from central heating (untested).

Kenworthy Road, E9 is located in Homerton moments away from Victoria Park and Hackney Marshes in addition, the property is also within a mile of Homerton Overground Station as well as Hackney Wick Overground Station allowing easy access to the city, as well as bus routes to multiple locations. The property is minutes away from the popular Homerton High 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 South Hackney, Lower Clapton Area.

Entrance

Front door to hallway.

Hallway

Double glazed window to front aspect, stairs to first floor landing, coved ceiling, single radiator, power points and stripped wood flooring.

Downstairs WC

4'9" x 2'6" (1.45m x 0.78m)

Low level WC.

Reception Room

16'1" x 11'11" (4.92m x 3.64m)

Double glazed windows to rear aspect, coved ceiling, single radiator, phone point, TV point, power points and stripped wooden flooring.

Kitchen

7'11" x 7'10" (2.43m x 2.39m)

Double glazed window to front aspect, single radiator, a range of base and wall units with roll top work surfaces, gas oven, electric hob, sink and drainer unit, space for fridge freezer,

plumbed for washing machine, coved ceiling, power points and tiled flooring.

First Floor Landing

Stairs to second floor and doors to:-

Bathroom

8'0" x 4'7" (2.46m x 1.42m)

Coved ceiling, single radiator, extractor fan, panel enclosed bath with shower attachment, low level WC, wash hand basin with pedestal, tiled walls and tiled flooring.

Bedroom One

12'0" x 9'5" (3.67m x 2.89m)

Double glazed window to rear aspect, coved ceiling, single radiator, power points, stripped wooden flooring and french door to a Juliet balcony.

En-Suite

8'4" x 3'10" (2.55m x 1.17m)

Coved ceiling, single radiator, extractor fan, fully tiled shower cubicle with electric shower, low level WC, wash hand basin with mixer tap, tiled walls and tiled flooring.

Bedroom Two

11'7" x 7'6" (3.55m x 2.30m)

Double glazed window to front aspect, coved ceiling, single radiator, power points, stripped wooden flooring and door to a Juliet balcony.

Bedroom Three

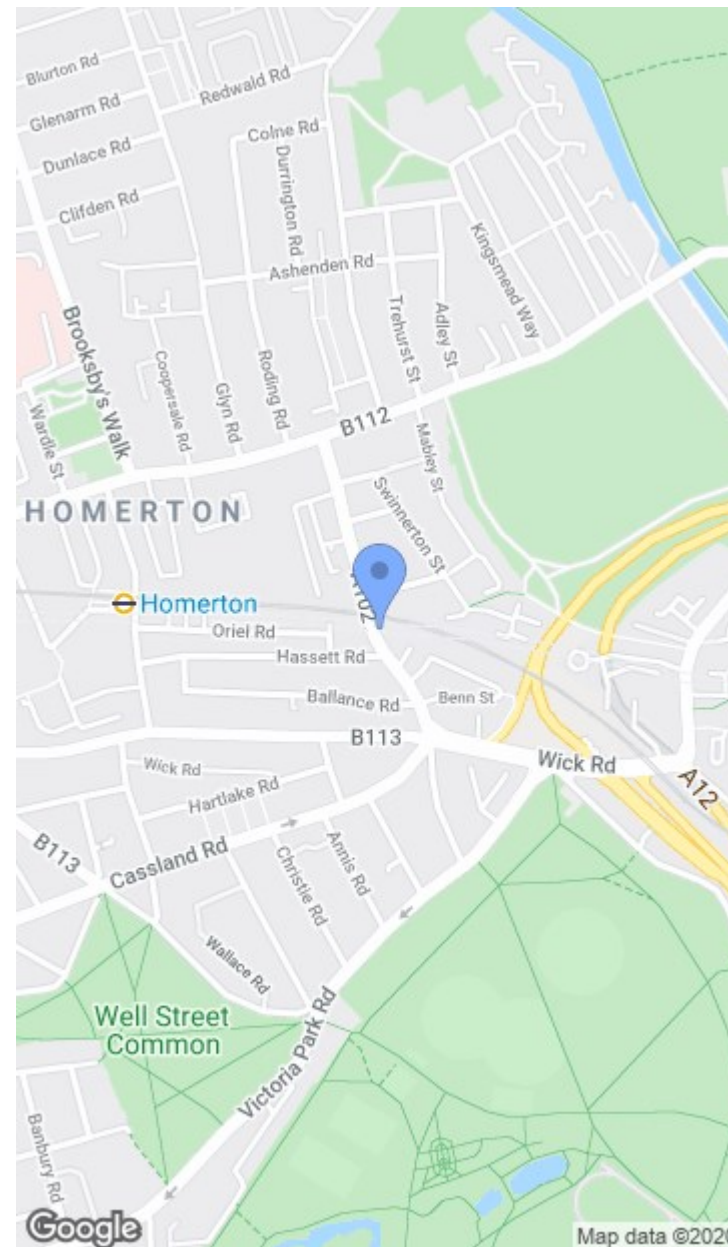
11'11" x 10'5" (3.64m x 3.20m)

Double glazed window to front aspect, coved ceiling, single radiator, power points, built in eaves storage and stripped wooden flooring.

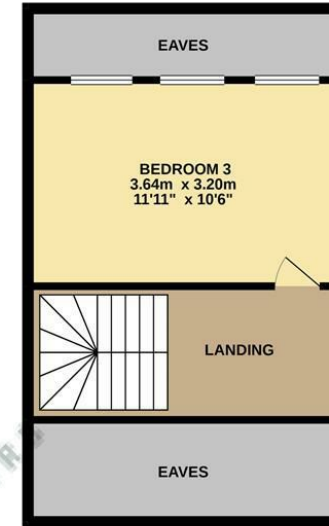
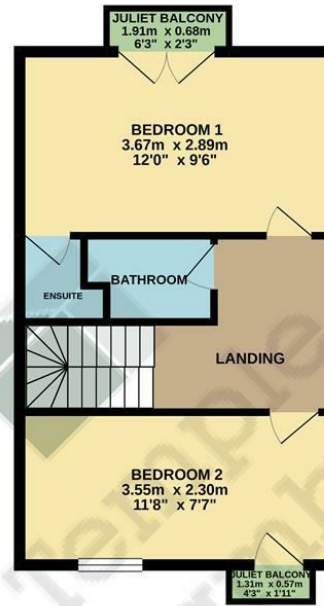
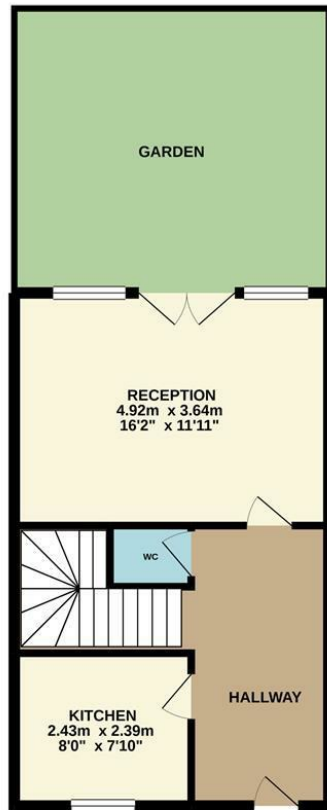
Garden

Mainly laid to lawn with plant and shrub borders.

- THREE DOUBLE BEDROOMS
- OFF STREET PARKING
- WITHIN A MILE OF HOMERTON & HACKNEY WICK STATION
- CLOSE TO VICTORIA PARK & HACKNEY MARSHES
- PERFECT FAMILY HOME







TOTAL FLOOR AREA: 85.0 sq. m. (915 sq. ft.) 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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