

# Seal Street, E8



Nestled on a quiet street a short stroll from the vast and tranquil Hackney Downs, is this bright and airy period house with garden. Far from it's original 1884 build, the ground floor is now dual aspect due to its open plan design and consists of a double reception room, a modern kitchen with double doors to the garden. Stairs to the first, split-level floor, glow from sky lights installed into the roof and lead to three bedrooms and a three-piece bathroom suite. The house benefits from attic storage space and previously granted planning permission for a side return extension on the ground floor. A right of way to the side of the house allows for off street parking. The property's neighbouring local amenities include newsagents, a yoga studio, a café and trendy Michelin Awarded Mediterranean restaurant, with much more to be discovered on Kingsland High Street and Stoke Newington Road. Numerous transport links, including Dalston Kingsland and Hackney Downs Overground Stations, can whisk you to The City and beyond.

**£950,000**  
**Freehold**

## KEY FEATURES

- Private garden
- Open plan living
- Recently renovated
- Attic storage
- Open fireplace
- Calm neighbourhood with lots to do
- A short walk from the Windrush, the Weaver and Mild May Overground lines
- Chain free

## ENERGY PERFORMANCE CERTIFICATE

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

## ADDITIONAL INFORMATION

TENURE:	Freehold	(Advised by Vendor)
SERVICE CHARGE:	N/A	(Advised by Vendor)
GROUND RENT:	N/A	(Advised by Vendor)
COUNCIL TAX:	Band D - £1,966.51	(Advised by Vendor)
LOCAL AUTHORITY:	Hackney London Borough Council	
VIEWING:	By appointment through BlakeStanley	

For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and believed to be accurate within 6 inches. They should not be relied upon for carpets and furnishings.









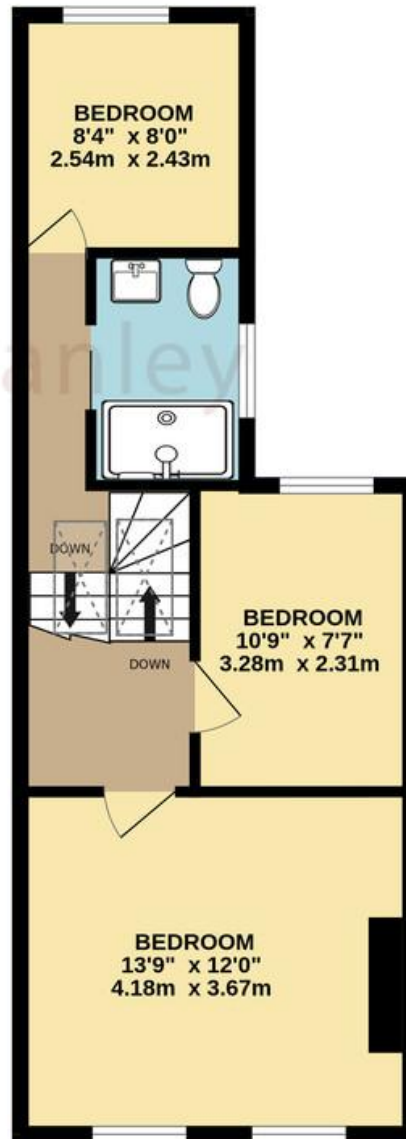




**GROUND FLOOR**  
431 sq.ft. (40.0 sq.m.) approx.

**TOTAL FLOOR AREA : 869 sq.ft. (80.7 sq.m.) 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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**1ST FLOOR**  
438 sq.ft. (40.7 sq.m.) approx.