



## Cadogan Terrace E9

4 Bed 2 Bath

1545 sqft (approx)

A design led, award-winning end of terrace house directly opposite Victoria Park with 1545 sq ft (approx) of unique space featuring a beautiful roof terrace. Spread over 3 floors including 4 bedrooms, 2 bathrooms, additional wc and double aspect terraces, this rare modern freehold stands out amongst the more traditional period houses common to the area. Designed by Scott Kyson architects, light filled spaces embracing the park views are a main feature at each level.

- End of Terrace House
- Overlooking Victoria Park
- Architecturally designed

# The Bespoke Agent™



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The exterior showcases large glass floor to ceiling windows, dark timber cladding and a recessed front patio with bike & bin storage leading to the entrance of the house. At ground level a large entrance hall with central staircase leads to the fully fitted kitchen with brand new appliances, w/c and living/dining area complete with a glazed roof and double doors out to a patio being the main focal point. The clean, defined lines of the design, embracing the natural light, are immediately apparent along with the high-quality finishes and fittings including newly fitted Smart heating system and projector in the living room. The subtly lit staircase leads to the first floor comprising two double bedrooms, the larger with built in storage/wardrobes and a bathroom with fully tiled shower.

On the second floor are a further two bedrooms, one with full length built in wardrobes, one study/double bedroom, and three piece bathroom with bath and contemporary finish. Both front bedrooms offer direct views over Victoria Park. The ultimate gem is on the top floor with access to a private, cleverly laid out roof terrace enhancing the direct views over the park with plenty of space to entertain. Bespoke high-quality finishes and fittings feature throughout this home, with a mix of oak flooring, underfloor heating throughout, recessed lighting, frameless interior doors and triple glazed windows.

Cadogan Terrace is a quiet street and directly opposite Victoria Park's vast open green space which contains a large variety of trees, the UK's only park to win the Green Flag Award 3 times. Within a short walk from the house is Victoria Park Village which has some fantastic local amenities including the famous Pavilion Café, Ginger Pig butcher, Jonathan Norris fishmongers and organic grocers along with The Empress of India, Deli Downstairs and numerous restaurants, boutique shops and pubs. Canary Wharf and the A12 are close by and Hackney Wick with London Fields are all inside a short walk or cycle. There are also some of the best local schools in the area too including Mossbourne Academy, Gate House and Lauriston School. Queen Elizabeth Olympic Park is also nearby, with its many facilities and spaces open to the public. Hackney Wick along with Homerton Overground stations are within a few minutes' walk, with direct trains to Stratford and Highbury & Islington and there are also multiple bus routes connecting across the City.

**Available From:** Wednesday 31st January 2024

**Furnishing:** Furnished or Unfurnished

**Parking:** Resident Parking via permit

**Local Authority:** Hackney Council

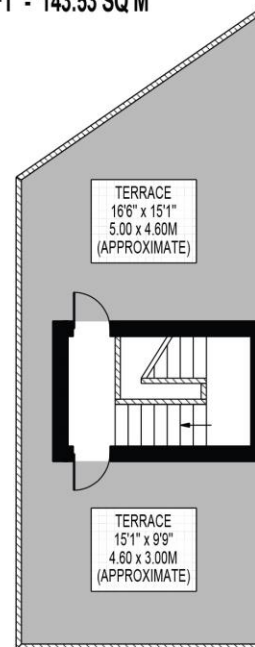
**Council Tax Band:** E

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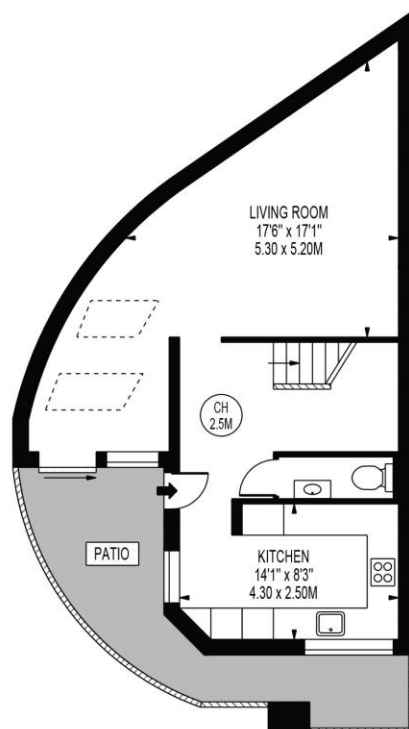


## CADOGAN TERRACE

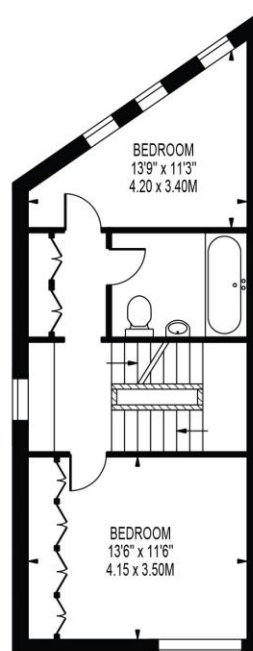
APPROXIMATE GROSS INTERNAL FLOOR AREA: 1545 SQ FT - 143.53 SQ M



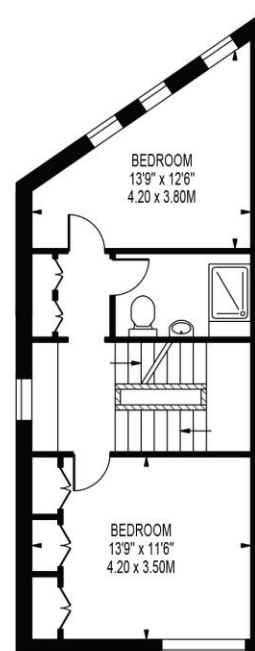
THIRD FLOOR  
(79 SQ FT - 7.35 SQ M)



GROUND FLOOR  
(557 SQ FT - 51.76 SQ M)



FIRST FLOOR  
(454 SQ FT - 42.21 SQ M)



SECOND FLOOR  
(454 SQ FT - 42.21 SQ M)

FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.