

# Easthaus



— Offers in Excess of £800,000



— Terraced House



— 2 Bedrooms



— 1 Bathroom & 1 WC



— Circa 1020 sqft

## Hunslett Street, Bethnal Green E2

A unique freehold house, constructed circa 1990, on a peaceful residential setting in the heart of the community. Adjacent to Bonner Primary School, and spanning just over 1,000 square feet across three well-appointed floors, this home is the ideal blend of practicality and comfort, designed for modern living. Hunslett Street is a wonderfully quiet street, tucked between Roman Road and Old Ford Road, allowing easy access to countless local amenities, as well as being just a short stroll to Victoria Park and multiple transport links, most notably Bethnal Green underground station.



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On the ground floor, you'll find a utility room - a rare and valuable addition to any home - along with a guest WC and a storage cupboard. The integrated garage is currently used as informal workspace and storage, an extremely useful feature of the house, complete with a patio door that opens onto the quintessentially English, brick-walled, southwest-facing garden. This outdoor space attracts sunlight throughout the day and offers ample room for entertaining and those who enjoy gardening.

The first floor offers a fully integrated kitchen with Dekton work tops, and a large window over the sink that frames a view of the garden. Adjacent to the kitchen is the living and dining room with wood flooring and a Juliette balcony, offering good natural light and ample space for dining and relaxing.

On the top floor, you'll find two good size double bedrooms, each offering space to fit storage if required, and a fully tiled contemporary bathroom with window allowing natural light and fresh air.

The current owners have maintained and improved the property over their circa 20 years of ownership, with notable updates made around 2018, including the installation of a new kitchen.

Additional features include excellent potential for future expansion on the ground floor, subject to the usual planning consents, plus a loft space providing valuable extra storage with the neighbouring house setting a precedent for a potential dormer extension, again, subject to the usual permissions. And for those with a vehicle, on-street residents' permit parking is available through the local council.

Many of the residents have lived on Hunslett Street for decades, a testament to the great sense of community that has been created on this tranquil 'no through road'. This home offers a great opportunity for those seeking a well-maintained, well-insulated, practically designed home, with potential for extension and personalisation.

## Area

Enviably located near the green open spaces of Victoria Park, the house is perfectly located within Bethnal Green and allows easy access to Hackney, Victoria Park Village, Bow and Stepney Green - giving endless options for independent shops, markets, gyms, cafes, green spaces and galleries. Popular Approach Tavern is just a couple of minutes' walk from the house, as are the bars and restaurants on Paradise Row.

Bethnal Green and Cambridge Heath stations are close by with access to the Central Line and Overground (0.4 miles to each station). The nearest Santander Cycle hire is on the corner of Old Ford Road and Bonner Road, and there are multiple bus routes available from nearby Roman Road. The City, Stratford and Canary Wharf are all accessed with ease on foot, bike, a number of nearby bus routes and the Central Line.

## Details

Tenure: Freehold

EPC rating: C

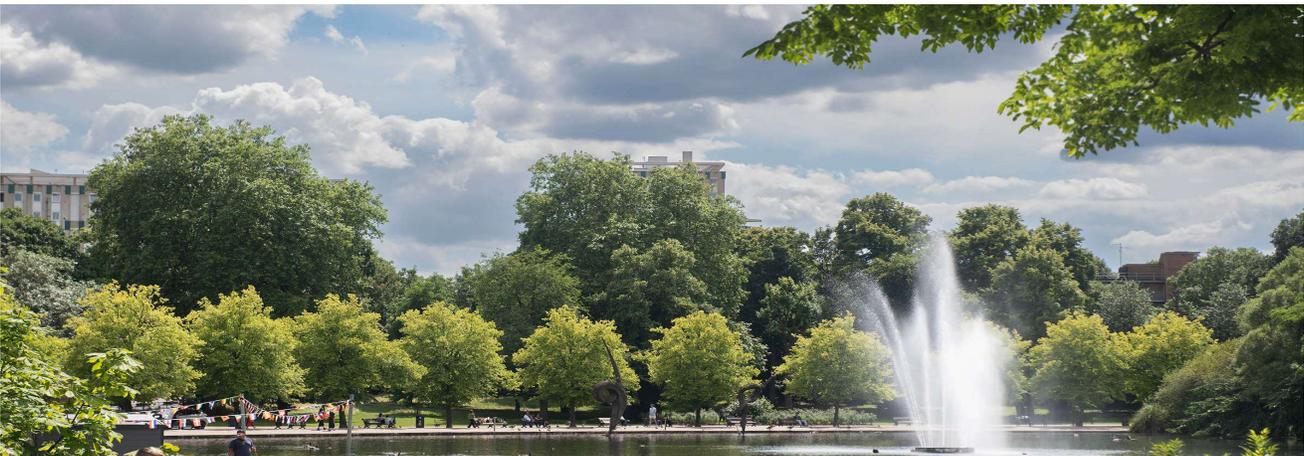
Council tax: Tower Hamlets, Band E



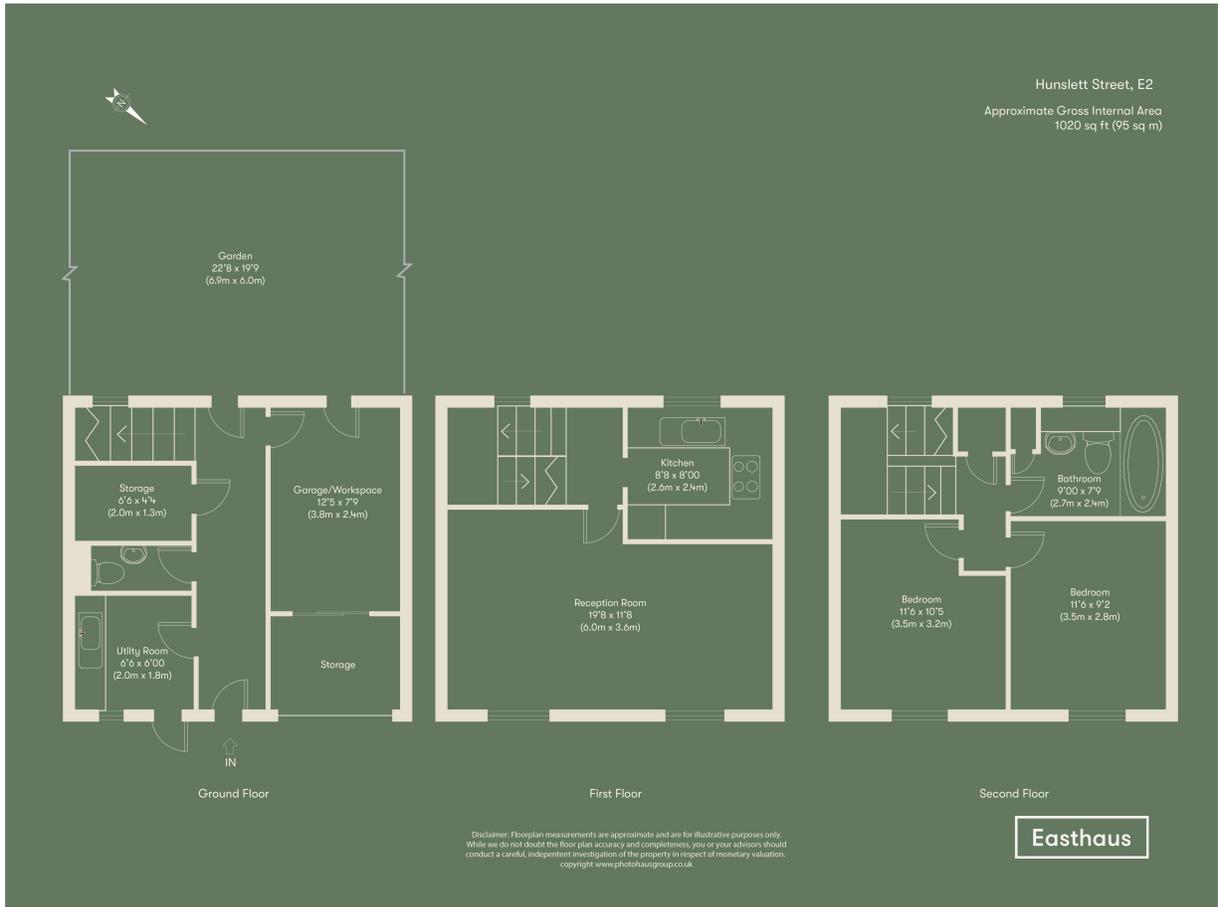
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