



Castles

PRICE

£450,000

Butfield House, Stevens Avenue

London, E9 6RS

Castles

PROPERTY SUMMARY

GUIDE PRICE; £450,000 - £475,000

Castles Hackney are pleased to present this exceptionally well-proportioned three-bedroom ground floor flat set within the desirable E9 postcode. Accessed via its own private entrance, the property offers a rare blend of space, privacy, and quality. Internally, the home comprises three double bedrooms, a separate bespoke fully fitted kitchen sits opposite a generously sized reception room, which leads directly onto a substantial private south facing garden, perfect for entertaining, or simply enjoying your own outdoor retreat in the heart of Hackney. The flat has been maintained to an excellent standard throughout. Quietly positioned on the ground floor and tucked away on a cul-de-sac with minimal through traffic, this outstanding property is being offered to the market chain free.

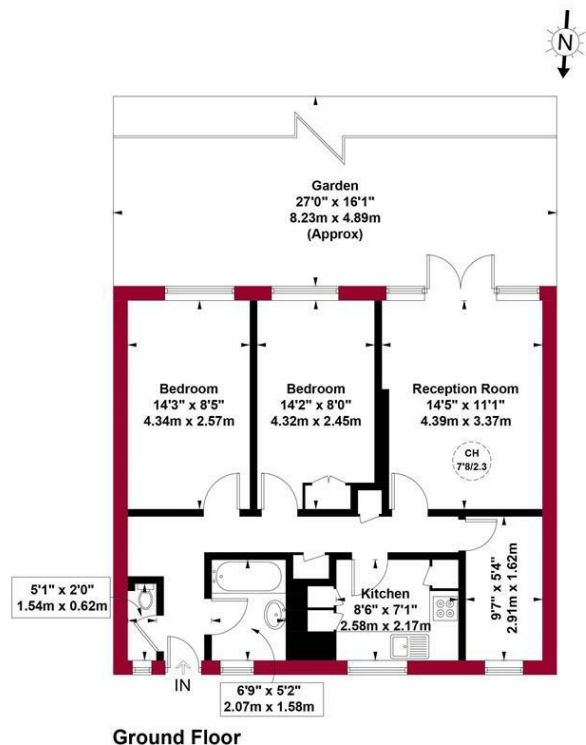
The location is equally impressive. Just a short stroll from the vibrant hubs of Mare Street and Well Street, residents will find a rich mix of independent cafés, popular restaurants, bars, and local shops right on their doorstep. The green open spaces of Victoria Park and London Fields are also nearby, providing welcome respite from city life. For commuters, Hackney Central and Homerton Overground stations are both within easy walking distance, offering quick and convenient links across London, while numerous bus routes serve the area. The property also enjoys picturesque views over the beautifully maintained grounds of St Luke's Church, Homerton, enhancing the tranquil setting. With a wealth of amenities, excellent transport connections, and a thriving community atmosphere, this is an ideal home for those looking to enjoy the best of East London living.

Vendor Is Open To Sensible Offers.

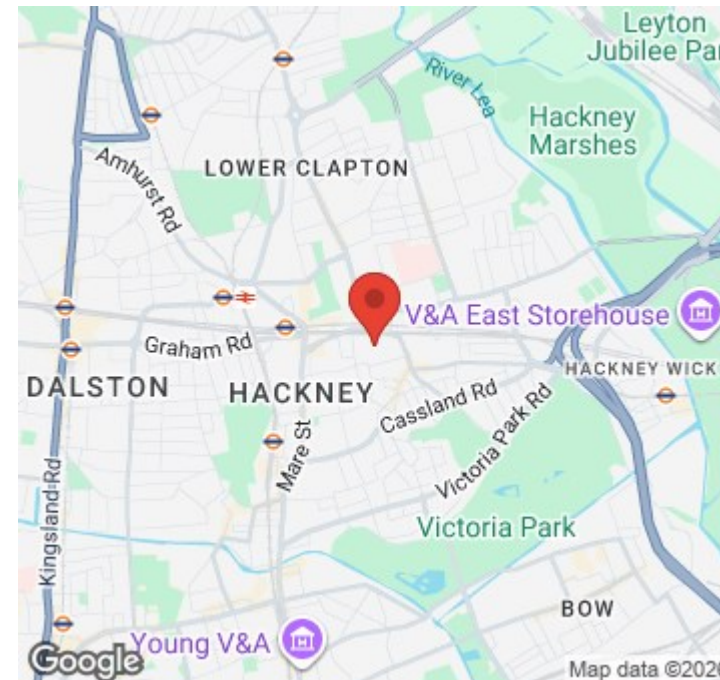




Butfield House, E9 Approximate Gross Internal Area = 702 sq ft / 65.2 sq m



For a guide to the area please scan this code for more information



Flat - Ground Floor
 Leasehold
Council:
Council Tax Band: B
Lease Remaining: n/a
Service Charge: n/a
Ground Rent: n/a

RICS Certified Property Measurer This plan is for layout guidance only and is not drawn to scale unless stated. All dimensions, including windows, doors, and the Total Gross Internal Area (GIA), are approximate. For precise measurements, please consult a qualified architect or surveyor before making any decisions based on this plan.



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
102 (91-101)	A		
69 (51-90)	B		
44 (35-68)	C	70	79
21 (18-34)	D		
10 (8-20)	E		
5 (1-7)	F		
1 (0-4)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	