



Cadogan Terrace, E9

STRUTT & PARKER
BNP PARIBAS GROUP 

Cadogan Terrace, E9

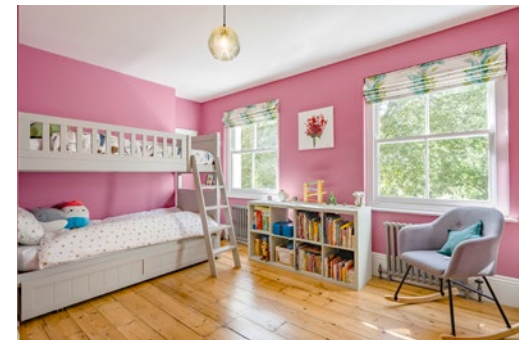
Cadogan Terrace is a beautiful townhouse fronting the historic 213 acre Royal Victoria Park. The far reaching views are stunning out towards The City of London.

The interior layout has been remodelled during the owner's tenure, adding high-end interior design features including: bespoke parquet flooring, thermal and sound insulation to internal walls, triple glazed sash windows with bandit security / acoustic glass and both liquid and electric underfloor heating in parts. Tech has not been forgotten with CAT 6 cabling, fast broadband, LED down lighting, Sonos and BANGHAM alarm system.

Approached through a gated courtyard, past wrought iron railings and York stone paving, the house's architecture is impressive and in keeping with the conservation area. A galley hall with solid oak parquet flooring flows into the living room. Heritage colour schemes have been used to add a contemporary twist. A central fireplace with Chesney wood burning stove is surrounded by hand crafted cabinetry. This double expanse room has tall ceilings with bespoke rose, coving and skirting, ideal for entertaining.

A tumbled turning staircase leads to modern kitchen / breakfast rooms with polished concrete floor, crittall style aluminium grid windows, sun terrace and garden. A bespoke kitchen is fitted with integrated appliances, soft close cabinetry, granite work surfaces and central island unit; appliances include leading brands Fisher & Paykel, Miele and Bosch. To one side is a utility gantry, small external courtyard, cloakroom and wash cupboard.

The turning staircase spans three floors, initially leading to the first floor principal bedroom and side bathroom. The principal bedroom is park facing and is fitted with double wardrobes. The side bathroom has been highly finished with large format book matched Italian marble effect tiles. On the second floor are two double bedrooms, one with en-suite shower room. Three attic stores are accessible, one housing the boiler and 250L pressurised heating system.



A well-presented family home, sympathetically restored but with all the modern comforts to be expected.

The house is within striking distance of the pretty Victoria Park Village with popular shops, public houses, cafes and restaurants. The Royal Victoria Park's carriage driveways are lined with avenues of mature plane, lime and cherry trees.

Transport:

Hackney Wick Station Overground (0.4miles),
Homerton Overground Station (0.6miles),
Stratford International Station British Rail (1.1 miles),

There are a number of good schools in the area including;

Ickburgh School (Ofsted Good) 0.25 miles
St Dominic's Catholic Primary School (Ofsted Good) 0.3 miles
Gainsborough Primary School (Ofsted Good) 0.39 miles
Mossbourne Riverside Academy (Ofsted Outstanding) 0.45 miles
Gatehouse School, (Independent) 1.0miles

Terms

Tenure: Freehold

Council Tax: Band F

EPC Rating: B

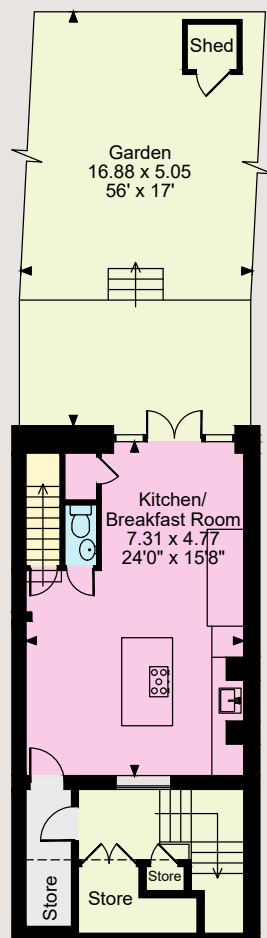
Local Authority: London Borough of Tower Hamlets

Fixtures & Fittings: to be agreed by separate negotiation.

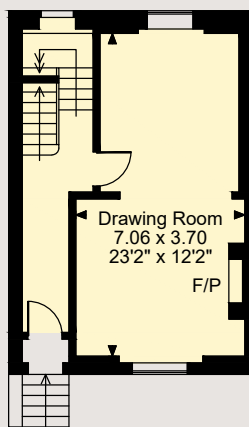
Guide Price: £1,750,000



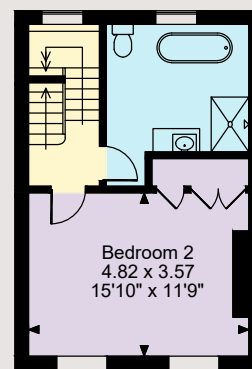
Cadogan Terrace, E9
Internal area 1,498 sq ft (139 sq m)
Quoted Area Excludes 'External Shed'



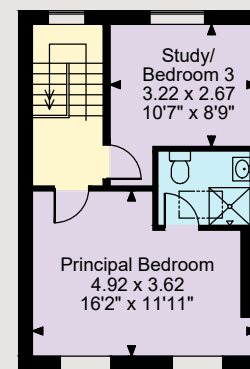
Lower Ground Floor



Ground Floor



First Floor

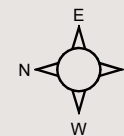


Second Floor

The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ □ Denotes restricted head height

© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8572527/AVA



Islington

5 Aldermanbury Square, London EC2V 7BP

07721 572732

islington@struttandparker.com

IMPORTANT NOTICE: Strutt & Parker gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Strutt & Parker does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Strutt & Parker does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. We are able to refer you to SPF Private Clients Limited ("SPF") for mortgage broking services, and to Alexander James Interiors ("AJI"), an interior design service. Should you decide to use the services of SPF, we will receive a referral fee from them of 25% of the aggregate of the fee paid to them by you for the arrangement of a mortgage and any fee received by them from the product provider. Should you decide to use the services of AJI, we will receive a referral fee of 10% of the net income received by AJI for the services they provide to you. 6. If there is anything of particular importance to you, please contact this office and Strutt & Parker will try to have the information checked for you. Photographs taken September 2023. Particulars prepared October 2023. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited.