



**Sandringham Road, Hackney, London, E8 2LP**

Guide Price **£2,000,000**

**arley**  
property

**Bedrooms: 4 | Bathrooms: 3 | Receptions: 2**

- Recently refurbished
- Four bedrooms
- Bespoke fitted kitchen
- Underfloor heating
- Private garden
- No onward chain

Stunning four-bedroom Victorian home with a private garden.

A newly refurbished Victorian house in the St Mark's Conservation Area, finished to an exceptional standard with bespoke detailing and high-quality materials. Spanning 2,148 sq ft, the home offers four bedrooms, three bathrooms, and a private garden.

On the ground floor, you find high ceilings and great natural light that set the tone. Two refined receptions include a formal dining room for hosting and a secondary lounge overlooking the rear garden. Bespoke internal doors and restored timber sash windows.


On the lower ground floor, there's a standout family/entertaining space anchored by a bespoke kitchen with porcelain worktops, a 4-in-1 boiling/filtered tap, and Smeg appliances. Discreet utility areas maximise practicality. Cortizo floor-to-ceiling sliding doors open directly onto the landscaped garden, flooding the space with light. The large lounge flows into the kitchen, a separate front sitting room, with engineered wood parquet flooring. Guest W/C and a stylish bathroom with Mandarin Stone tiles complete the level with underfloor heating throughout. On the first floor, there are two generous doubles with excellent daylight and a beautifully finished family bathroom with Mandarin Stone tiles and electric underfloor heating.

On the top floor, there are two further bedrooms, each with its own en-suite. The rear principal suite combines scale with considered finishes and a spa-like en-suite (Mandarin Stone tiles; electric UFH). The front bedroom has its own en-suite shower room, which is ideal for guests. Both enjoy bespoke joinery and elevated views across the conservation area.

Sandringham Road sits in the heart of vibrant Hackney, moments from independent shops, cafés, restaurants, wine bars, and pubs. Dalston Junction and Dalston Kingsland Overground stations are a short walk, with excellent bus routes on Kingsland High Street for swift links into Central London. Green spaces include Hackney Downs Park nearby, with Clissold Park, Victoria Park, and Hackney Marshes within easy reach.



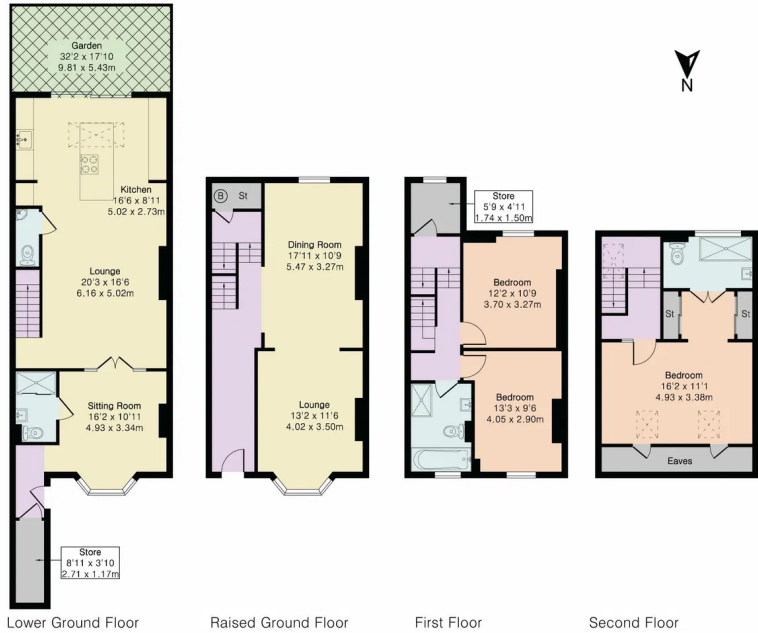


Energy Efficiency Rating		Current	Potential
Very energy efficient – lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		80	83
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient – higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



**Approximate Gross Internal Area 2098 sq ft - 194 sq m**

Lower Ground Floor Area 733 sq ft – 68 sq m  
 Raised Ground Floor Area 531 sq ft – 49 sq m  
 First Floor Area 457 sq ft – 42 sq m  
 Second Floor Area 377 sq ft – 35 sq m



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