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Victoria Park Collection, Victoria Park Road, E9 From **£1,450,000 Freehold**



Victoria Park Collection comprises five elegant townhouses and one classic mews-style maisonette situated in the heart of Victoria Park Village.

The internal specification is exemplary with custom built kitchens complete with Liebherr and Siemens appliances, contemporary bathrooms and innovative home technology including Viessman air source heat pump with underfloor heating throughout and Rako digital lighting controls.

Each townhouse boasts almost 2,100sqft of internal space which includes a small A1 commercial space to the front of the building. The ground comprises two reception sized reception areas, perfect for a more formal reception space and study or home office. With a double height area to the rear, the whole of the lower ground floor has been given over to the main reception area and opens out onto a south facing garden.

Both the first and second floor contain two bedrooms, the larger two on the first floor both have en suite bathrooms with an additional bathroom on the second floor. Accessed from the master bedroom is one of the two roof terraces, the other on the third floor offers unobstructed light.

Available from Mid-October, Victoria Park Collection offers the perfect base from which to explore the areas numerous restaurants, cafes and shops, including The Lauriston, The Ginger Pig and Machete as well as the park itself, East London's original green haven.

Homerton Station on the London Overground is a ten minute walk away and buses run along Victoria Park Road toward Shoreditch, The City and the West End.

Apt No.	Floors	Beds	Baths	Outside Space	Sq. Ft. (Inc. commercial area)	Asking Price
Mews	LG/G	2	1	Garden	996	SOLD
House 1	LG/G/1/2/3	4	4	Garden + Terrace	2,094	SOLD
House 2	LG/G/1/2/3	4	4	Garden + Terrace	2,094	SOLD
House 3	LG/G/1/2/3	4	3	Garden + Terrace	2,094	£1,450,000
House 4	LG/G/1/2/3	4	4	Garden + Terrace	2,094	SOLD
House 5	LG/G/1/2/3	4	3	Garden + Terrace	2,094	£1,450,000

Tenure

Freehold

Estimate service charge

£700 - £1,000 per unit *

Anticipated business rates for commercial

£7,200 per annum *

Reservation deposit

£2,000

Developer

Regal Main

*Please speak to member of team for further information

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