

Wild & Co.

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Goulton Road, Lower Clapton, E5 8HA

Double fronted gated period conversion with 2 double bedroom, 2 bathroom & large south facing garden. Situated on this quiet residential street, within walking distance to the popular restaurants and organic shops on Lower Clapton Road and Mare Street; Hackney Downs Park is a short stroll away and offers great transport links to include Hackney Central and Hackney Downs stations. Benefiting from: own front door with patio entrance, generous sized fitted kitchen open plan to L-shape dining and lounge with access to front, modern bathroom/WC, en-suite shower/WC solid wood flooring and sole use of south facing rear garden.

Guide Price £700,000 | Leasehold

Goulton Road, Lower Clapton, E5 8HA



- 2 Double bedroom period conversion
- Modern fitted kitchen
- En-suite shower/WC
- Early viewing required
- South facing rear garden
- Open plan dining & L-shape lounge
- Off Lower Clapton Rd
- Own front door with patio entrance
- Bathroom/WC
- Walking distance of Hackney Central & Hackney Downs Stations (City link)

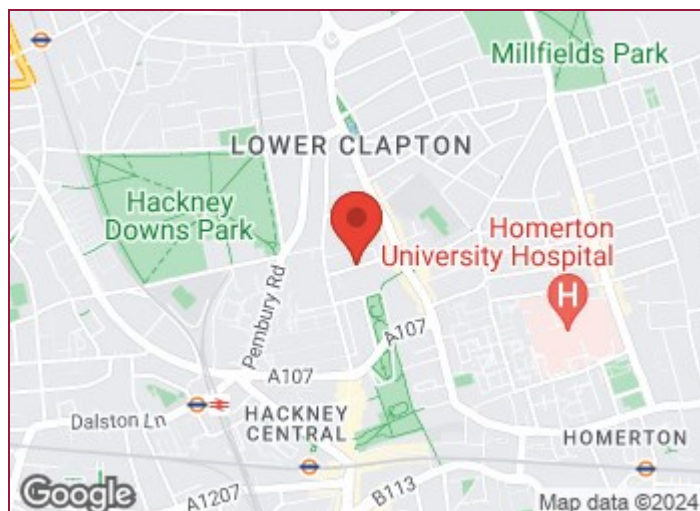
Full description

Wild & Co. are pleased to offer for sale this double fronted gated period conversion with 2 double bedroom, 2 bathroom & large south facing garden.

Situated on this quiet residential street, within walking distance to the popular restaurants and organic shops on Lower Clapton Road and Mare Street; Hackney Downs Park is a short stroll away and offers great transport links to include Hackney Central and Hackney Downs stations.

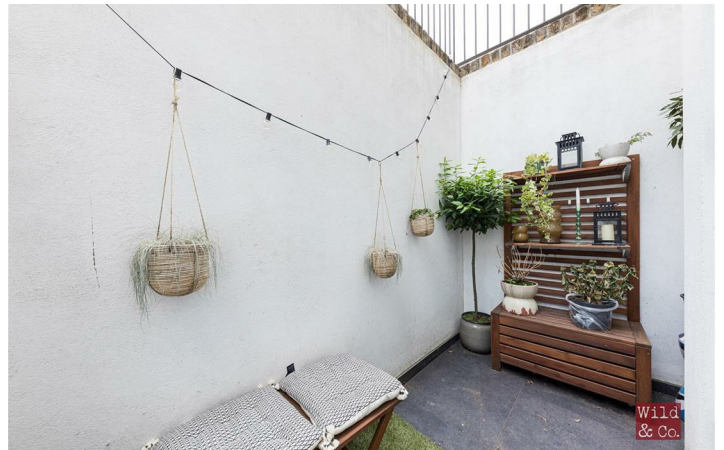
Benefiting from: own front door with patio entrance, generous sized fitted kitchen open plan to L-shape dining and lounge access to front, modern bathroom/WC, en-suite shower/WC, solid wood flooring and sole use of south facing rear garden.

NO CHAIN



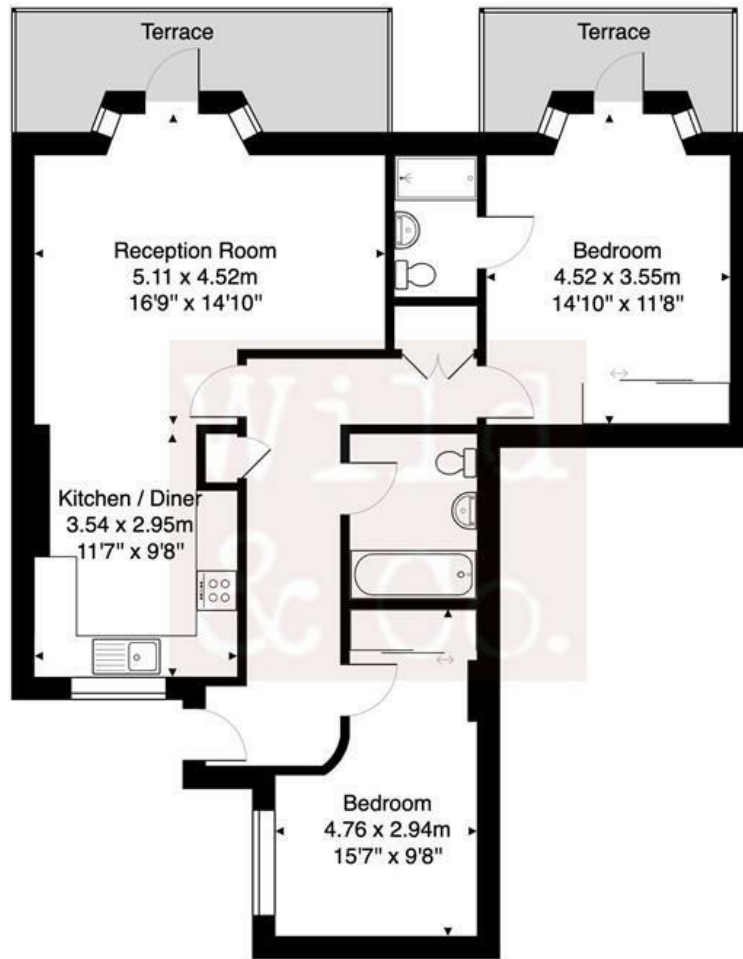
Directions

Directly off Lower Clapton Road (A107) and Clarence Road.



Goulton Road- E5

Approximate Gross Internal Area 78.0 m² ... 840 ft² (excluding terrace)



LOWER GROUND FLOOR

This Plan is for illustration purpose only and used as general indication of the proposed layout of the property. Dimensions are maximum and approximate and may vary.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		68	68
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		65	65
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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