

Wild & Co.

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Clarence Road, E5 8EE

WELL PRESENTED 2 BEDROOM TOP FLOOR SPLIT LEVEL FLAT. Prime location, close to Mare Street, Hackney Downs Park & Clapton Pond, walking distance of Hackney Central & Clapton Stations. Open plan lounge, modern fitted kitchen, bathroom/WC, wood flooring - ideal first time purchase!

Guide Price £575,000 | Leasehold

Clarence Road, E5 8EE



- 2 BEDROOM SPLIT LEVEL FLAT
- BATHROOM/WC
- WELL PRESENTED
- VIEW ASAP
- TOP FLOORS
- WOOD FLOORING
- WALKING DISTANCE OF CLAPTON & HACKNEY CENTRAL STATIONS
- MODERN FITTED KITCHEN
- OPEN PLAN LOUNGE
- IDEAL FIRST TIME PURCHASE

Description

Wild & Co. are pleased to offer for sale this: WELL PRESENTED 2 BEDROOM TOP FLOOR SPLIT LEVEL FLAT.

Prime location, close to Mare Street, Hackney Downs Pk & Clapton Pond, walking distance of Hackney Central & Clapton Stations.

Benefiting from: open plan lounge, modern fitted kitchen/diner, bathroom/WC, wood flooring.

Entrance: via communal door, stairs leading to 1st floor and main front door:

Stairs leading to half landing: double glazed window to rear aspect, stairs to 2nd floor:

Open plan lounge: double glazed window to rear aspect, wood flooring, radiator, fitted cupboard (housing boiler), stairs to top floor, open to:

Kitchen/diner: a range of fitted wall and base mounted units with hard wood work tops, built-in double ceramic sink

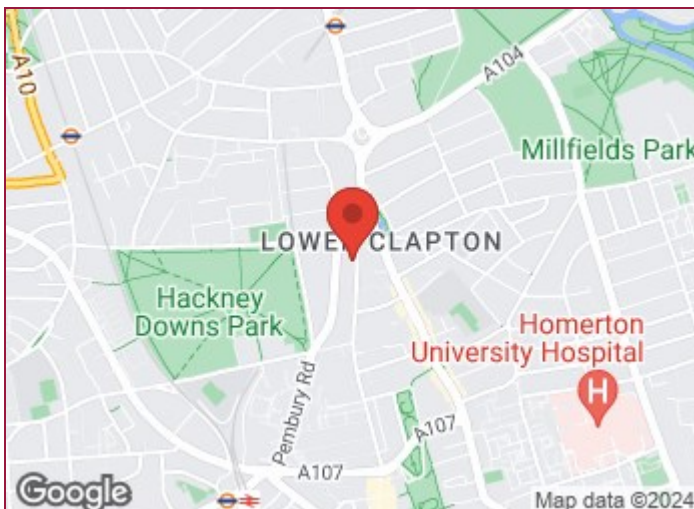
with mixer tap, tiled splash back walls, space for fridge/freezer, integrated dish washer and micro-wave, island unit with built-in electric oven, hob and extractor hood. Wood flooring, spot lighting, 2 x radiators, 2 x double glazed windows to front aspect.

Top floor landing: wood flooring, double glazed window to rear aspect, doors to:

Bedroom one: 2 x double glazed windows to front aspect, wood flooring, 2 x radiators, spot lighting.

Bedroom two: double glazed window to rear aspect, radiator, wood flooring, spot lighting.

Bathroom/WC: white three piece suite comprising of side panel bath with mixer tap and thermostatically controlled shower, wash hand basin with mixer tap, low flush WC, part tiled walls, sky light window, wood flooring.



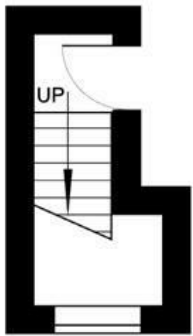
Directions

Prime location, close to Mare Street, Hackney Downs Pk & Clapton Pond, walking distance of Hackney Central & Clapton Stations.

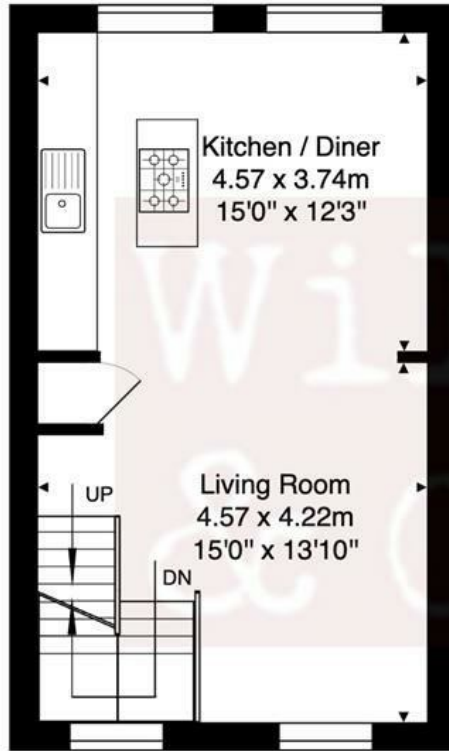


Clarence Road- E5

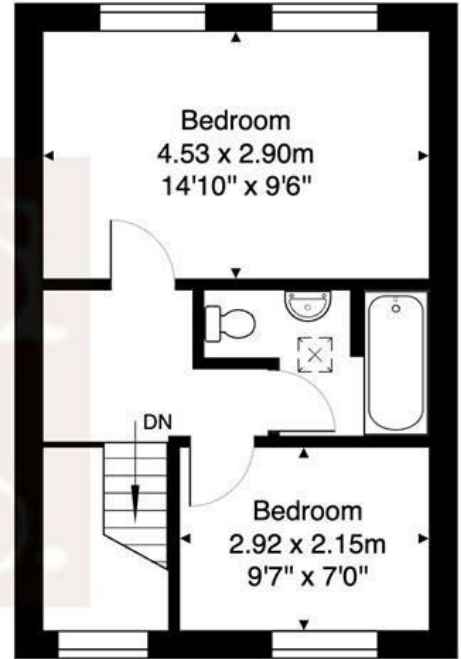
Approximate Gross Internal Area 72.4 m² ... 780 ft²



FIRST FLOOR



SECOND FLOOR



THIRD 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			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		77	79
	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			
(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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