

# Wild & Co.

wildandco.uk



## Ferncliff Road, E8 2HX

A three bedroom family house with large garage and est facing private garden. Prime location off Down Parks Road, walking distance of Hackney Downs Park & Station and minutes away to the ever-popular Kingsland High Street, Dalston Kingsland and Hackney Central stations. Benefiting from: separate kitchen with door leading to an East facing private garden, living room, private garage, ground floor/WC, first floor bathroom/WC, 3 bedrooms with solid wood flooring.

**Offers In Excess Of £750,000 | Freehold**

# Ferncliff Road, E8 2HX



- 3 Bedroom family house
- East facing rear garden
- Separate kitchen with direct access to garden
- First floor shower room/WC
- Lounge
- Freehold
- Walking distance of Hackney Downs Station and Park.
- Minutes away from Kingsland High Street
- Early viewings are recommended

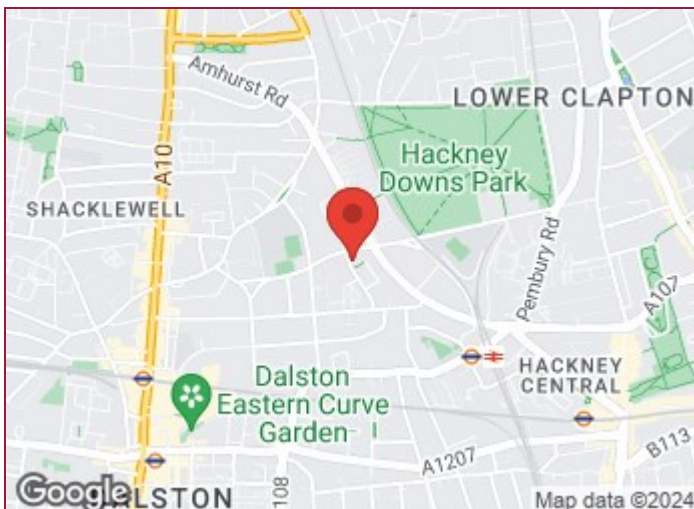
## Full description

COMING SOON !

Wild & Co. are delighted to offer for sale this: 3 Bedroom family house with East facing rear garden and private garage.

Prime location off Down Parks Road, walking distance of Hackney Downs Park & Station and minutes away to the ever-popular Kingsland High Street, Dalston Kingsland and Hackney Central stations.

Benefiting from: separate kitchen with door leading to an East facing private garden, living room, private garage, ground floor/WC, first floor bathroom/WC, 3 bedrooms with solid wood flooring.



## Directions

Directly off Downs Park Road

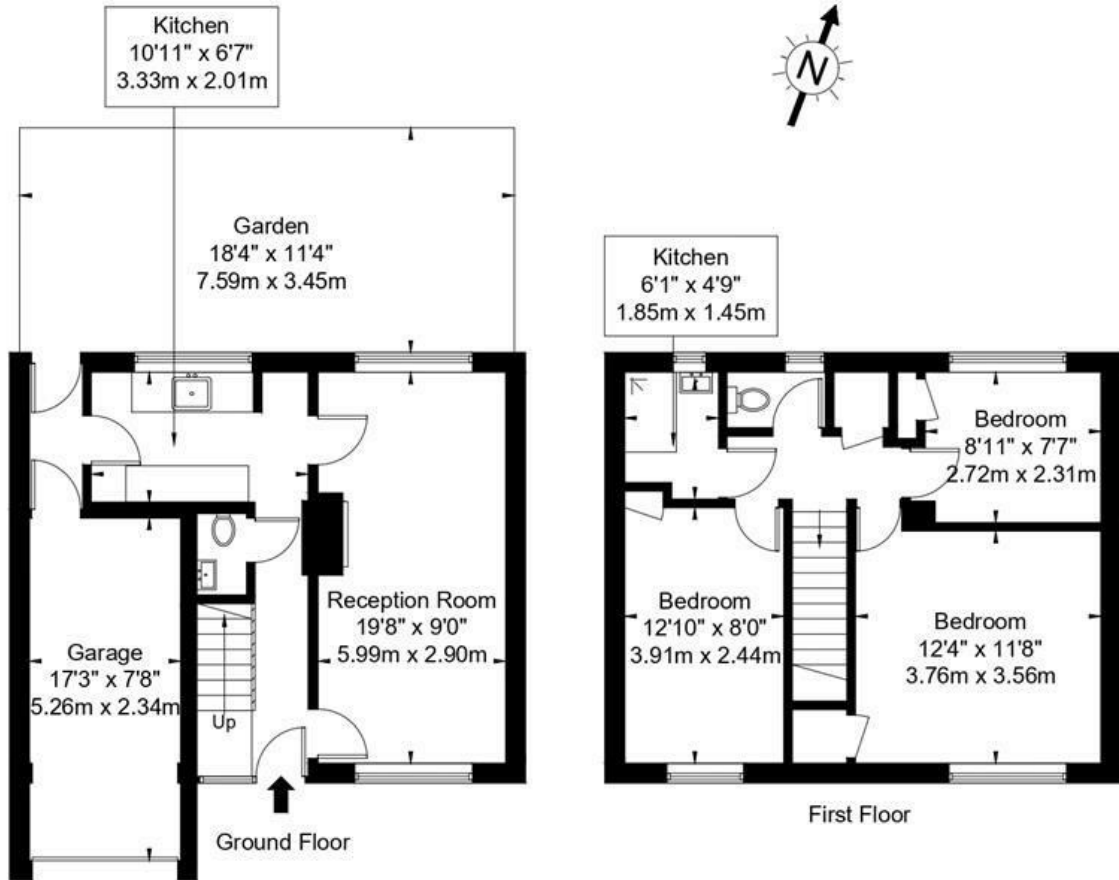


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Approx Gross Internal Area = 91.3 sq m / 982 sq ft

Garden = 26 sq m / 279 sq ft

Total = 117.3 sq m / 1261 sq ft



Ref :

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**BLEU  
PLAN**

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>85</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>67</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	

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

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