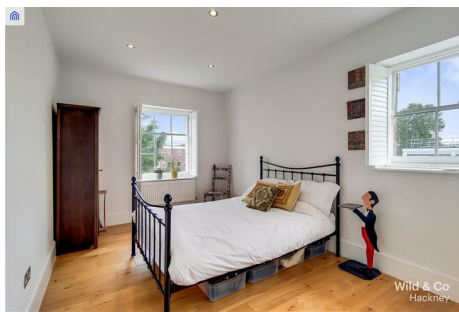


Wild & Co.

wildandco.uk



Lower Clapton Road, E5 0QR

2 DOUBLE BEDROOM TOP FLOOR PERIOD CONVERSION - Grade II listed semi-detached building.

Prime location, set back from Lower Clapton Road & accessed via private drive way, among an array of cafes, restaurants & shopping facilities - walking distance of Mare Street and Hackney Central Stations. Benefiting from: two double bedrooms, large open plan kitchen/lounge, fitted bathroom/WC, wood flooring and wooden sash windows. EARLY VIEWING HIGHLY RECOMMENDED!

Guide Price £650,000 | Leasehold

Lower Clapton Road, E5 0QR



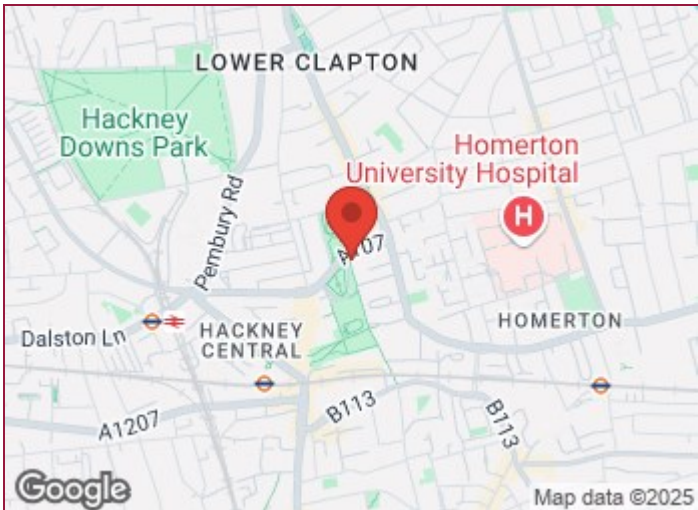
- Two double bedroom period conversion
- Set back from the road via private driveway
- Wooden flooring & sash windows
- Top floor
- Large open plan kitchen/lounge
- Communal bike area via side security gate
- Grade II listed semi-detached building
- Bathroom/WC
- Walking distance of Mare Street & Hackney Central Stations
- Early viewing highly recommended

Wild & Co. are delighted to offer for sale this: 2 DOUBLE BEDROOM TOP FLOOR PERIOD CONVERSION - Grade II listed semi-detached building.

Prime location, set back from Lower Clapton Road, offering an array of cafes, restaurants & shopping facilities - walking distance of Mare Street and Hackney Central Stations.

Benefiting from: two double bedrooms, large open plan kitchen/lounge, fitted bathroom/WC, wood flooring and wooden sash windows.

EARLY VIEWING HIGHLY RECOMMENDED!



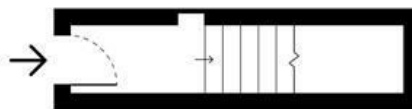
Directions

Directly on Lower Clapton Road (A102)





— Second Floor



— First Floor

GROSS INTERNAL AREA
The footprint of the property
74.5 Sqm / 801.9 Sqft

NET AREA (INTERNAL)
Excludes walls and external features
67.8 Sqm / 730.2 Sqft

EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.
0.0 Sqm / 0.0 Sqft

RESTRICTED HEAD HEIGHT
Limited use area under 1.5m
0.0 Sqm / 0.0 Sqft



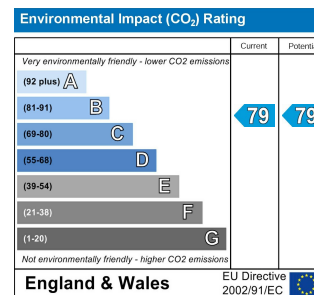
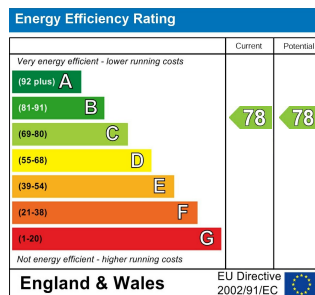
Spec floor plans are produced in accordance with the Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and are excluded from all area calculations. Due to rounding, numbers may not add up precisely.



IPMS 3B RESIDENTIAL
72.6 Sqm / 781.0 Sqft

IPMS 3C RESIDENTIAL
68.9 Sqm / 741.7 Sqft

RPEC ID
5d1f618f1820bd0a0ffe8ede



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.