

# Wild & Co.

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## **Powerscroft Road, Lower Clapton, E5 0PP**

2 Double bedroom split level period conversion, arranged over first floors, situated on the sought after residential road, prime location of Lower Clapton. Within easy walking distance of 'The narrow way' Mare Street, Hackney Central Overground Station (direct link to Highbury & Islington). Moments from Chatsworth Road and a short walk from Millfields Park and The River Lea offering beautiful walks and cycle rides. Benefiting from; large lounge to front, fitted kitchen, bathroom and 2 double bedrooms. Offered with Share of Freehold and no chain, ideal first time or buy to let purchase, early viewing recommended.

**Guide Price £650,000 | Leasehold - Share of Freehold**

# Powerscroft Road, Lower Clapton, E5 0PP



- 2 Double bedroom split level period conversion
- Arranged over first floors
- Sought after residential road, prime location of Lower Clapton
- Within easy walking distance of 'The narrow way' Mare Street & Hackney Central Overground Station
- Short walk from Millfields Park and The River Lea
- Large lounge to front
- Fitted kitchen & bathroom
- Share of Freehold
- Chain free
- Ideal first time or buy to let purchase

## Full description:

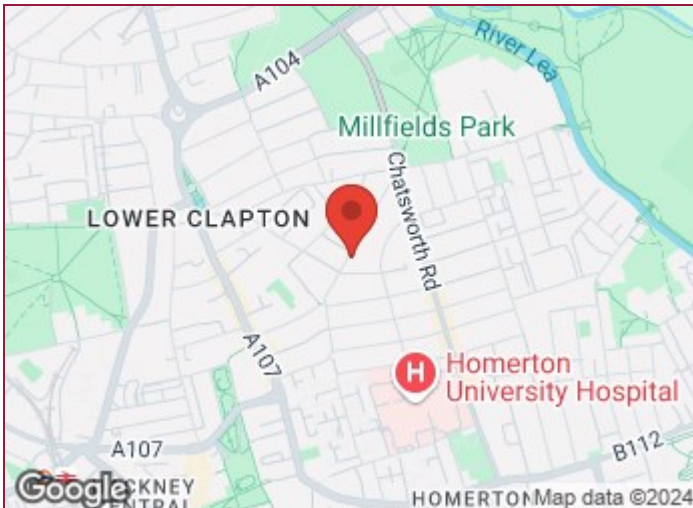
Wild & Co. are pleased to offer for sale this: 2 Double bedroom split level period conversion, arranged over first floor, situated on the sought after residential road.

Prime location of Lower Clapton, within easy walking distance of 'The narrow way' Mare Street, Hackney Central Overground Station (direct link to Highbury & Islington). Moments from Chatsworth Road and a short walk from Millfields Park and The River Lea offering beautiful walks and cycle rides.

Benefiting from; large lounge to front, fitted kitchen, bathroom and 2 double bedrooms.

Offered with share of Freehold and no chain, ideal first time or buy or let purchase.

Early viewing recommended.



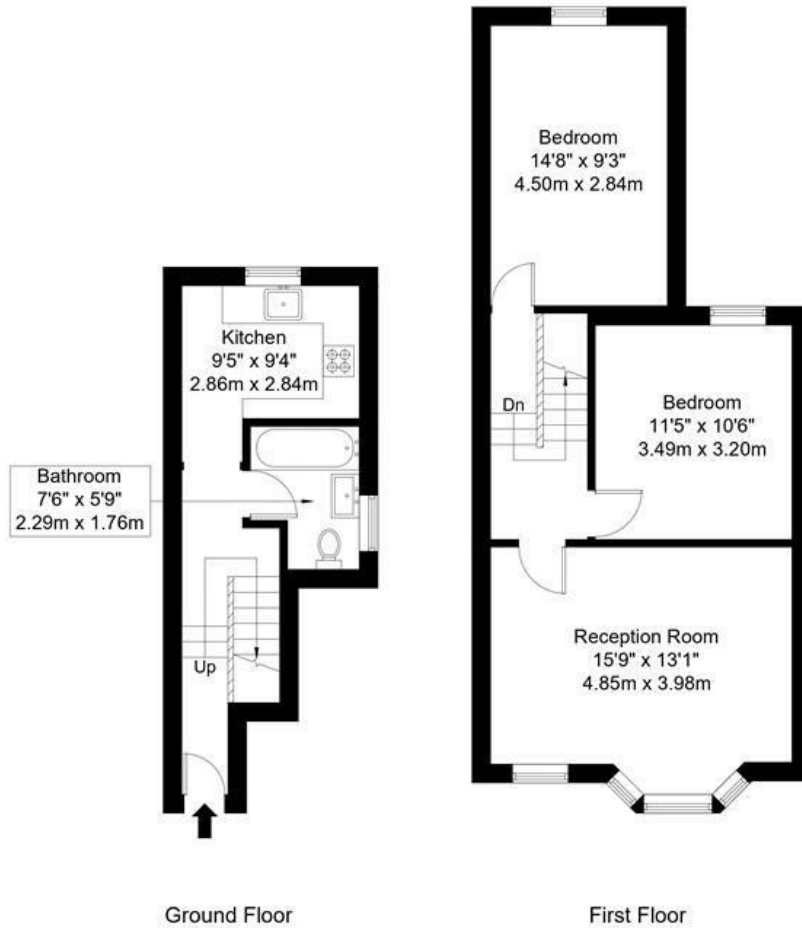
## Directions

Directly off Lower Clapton road, (A107), leading to



# Powerscroft Road, E5 0PP

Approx Gross Internal Area = 66.26 sq m / 713 sq ft



Ref : Copyright **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>			78
(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>		66	
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		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			
England & Wales		EU Directive 2002/91/EC	

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