

Wild & Co.

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Linscott Road, E5 0RD

Extensively & fully refurbished to a high standard, completed end of 2023, including all bathrooms, kitchen, double glazed windows and flooring. This 5 double bedroom period house, arranged over 3 floors Linscott Road is located directly off Lower Clapton Road within easy walking distance to Clapton Station and numerous bus routes on your doorstep, as well as local shops on Lower Clapton Road, Mare Street and Chatsworth Road, as well as being within the Rushmore School catchment area.

Benefitting from through reception rooms, family sized kitchen breakfast room with direct access to garden, 5 double bedrooms, ground floor WC, first floor bathroom/WC & en-suite shower room/WC, head height cellar, offered in excellent decorative condition. Offered chain free, early viewing is strongly recommended.

Offers In Excess Of £1,250,000 | Freehold

Linscott Road, E5 ORD



- EXTENSIVELY & FULLY REFRISHED TO A HIGH STANDARD - COMPLETED END OF 2023
- FIRST FLOOR BATHROOM/WC, GROUND FLOOR WC & EN-SUITE SHOWER ROOM/WC
- REAR GARDEN
- CHAIN FREE
- 5 DOUBLE BEDROOMS, 3 STOREY PROPERTY
- WOODEN FLOORING & DOUBLE GLAZED WINDOWS THROUGHOUT
- WALKING DISTANCE OF CLAPTON STATION
- FAMILY SIZED KITCHEN/DINER
- HEAD HEIGHT CELLAR
- CLOSE TO CHATSWORTH RD & WITHIN THE RUSHMORE SCHOOL CATCHMENT AREA

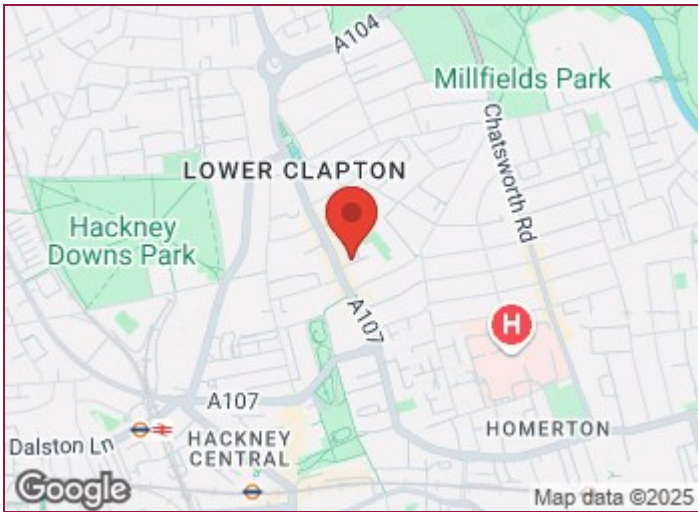
Full Description

Wild & Co. are pleased to offer for sale this: Extensively & fully refurbished to a high standard, completed end of 2023, including bathrooms, kitchen, double glazed windows and flooring.

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Directions

Directly off Lower Clapton Road (A107).



Linscott Road- E5

Approximate Gross Internal Area 171.0 m² ... 1841 ft² (excluding garden)



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 | | 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 | |

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.