

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 £600,000 | Leasehold - Share of Freehold

Powerscroft Road, Lower Clapton, E5 0PP



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

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.

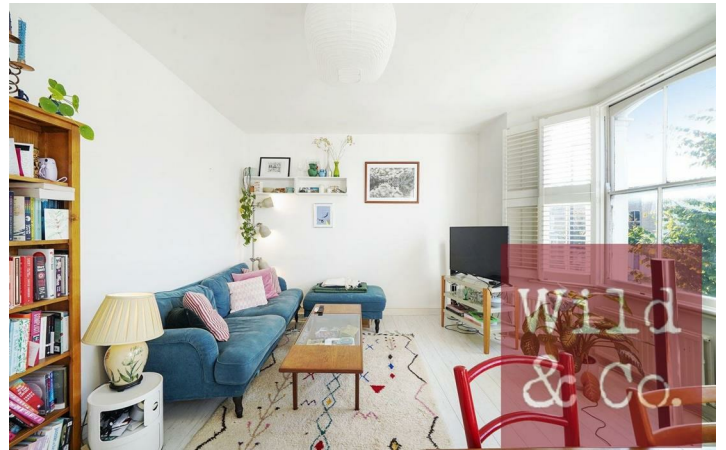
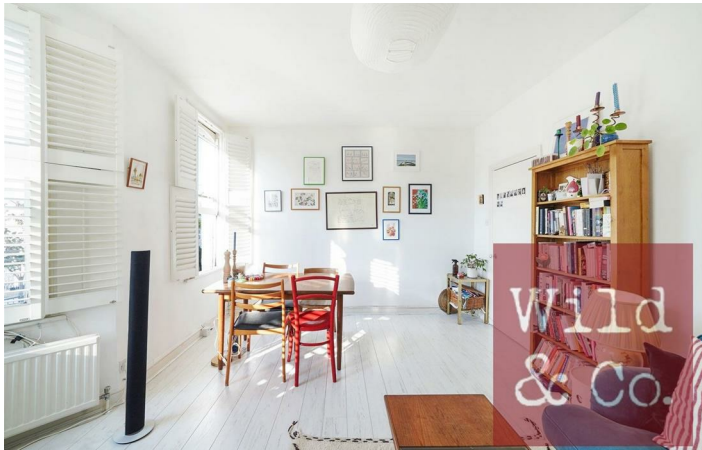
Offered with share of Freehold and no chain, ideal first time or buy or let purchase.

Early viewing recommended.



Directions

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

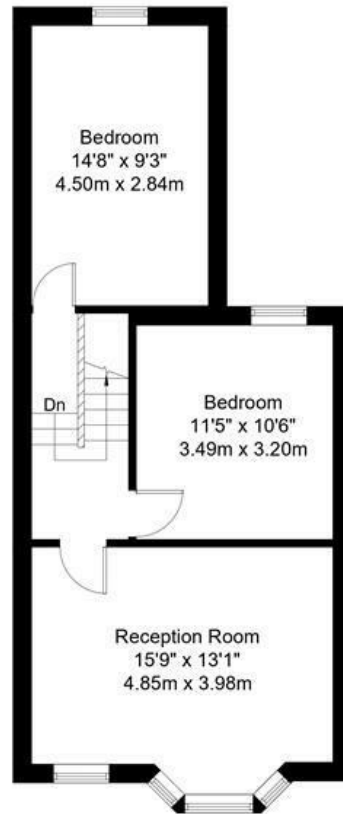


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Approx Gross Internal Area = 66.26 sq m / 713 sq ft



Ground Floor



First Floor

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	
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	
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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