

Wild & Co.

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Kenninghall Road, E5 8BS

SUPERB DOUBLE BEDROOM PERIOD CONVERSION WITH PRIVATE ROOF TERRACE. First floor of this attractive Victorian property, walking distance of Clapton and Rectory Road stations, Hackney Downs park & Clapton Pond. Benefiting from: a generous layout, lots of natural light, modern fitted kitchen, separate lounge, 'Victorian style' bathroom/WC, double bedroom with wooden doors opening out onto a large private wooden decked roof terrace overlooking gardens, wooden flooring throughout, wood framed double glazed sash windows, high ceilings. SHARE OF FREEHOLD - EARLY VIEWING HIGHLY RECOMMENDED!

Guide Price £500,000 | Leasehold - Share of Freehold

Kenninghall Road, E5 8BS



- Victorian period conversion - First floor
- Fitted kitchen
- Wood framed double glazed sash windows to front
- Walking distance of Clapton and Rectory Road stations, Hackney Downs park & Clapton Pond

- Wood flooring & high ceilings
- Victorian style bathroom/WC
- Private wood decked roof terrace

- Double bedroom
- Seperate lounge
- Share of Freehold

Wild & Co. are delighted to offer for sale this: SUPERB DOUBLE BEDROOM PERIOD CONVERSION WITH PRIVATE ROOF TERRACE.

Occupying the first floor of this attractive Victorian property, walking distance of Clapton and Rectory Road stations (City links), Hackney Downs park & Clapton Pond.

Benefiting from: a generous layout, lots of natural light, modern fitted kitchen, separate lounge, 'Victorian style' bathroom/WC, double bedroom with wooden doors opening out onto a large private wooden decked terrace overlooking gardens, wooden flooring throughout, wood framed double glazed sash windows, high ceilings & Share of Freehold.

FULL DESCRIPTION:

Entrance: via communal front garden and stairs to upper ground communal door, stairs leading to first floor and own front door. Communal bike storage and storage room in the hallway.

Hallway: wood flooring, spot lighting, radiator, entry phone system; doors to:

Bathroom/WC: white 'Victorian style' three-piece suite comprising of: claw-foot bath tub with cantered chrome mixer tap and shower attachment, low-flush WC, wash hand basin with chrome mixer tap, part-tiled walls, radiator, wood flooring, spot lighting.

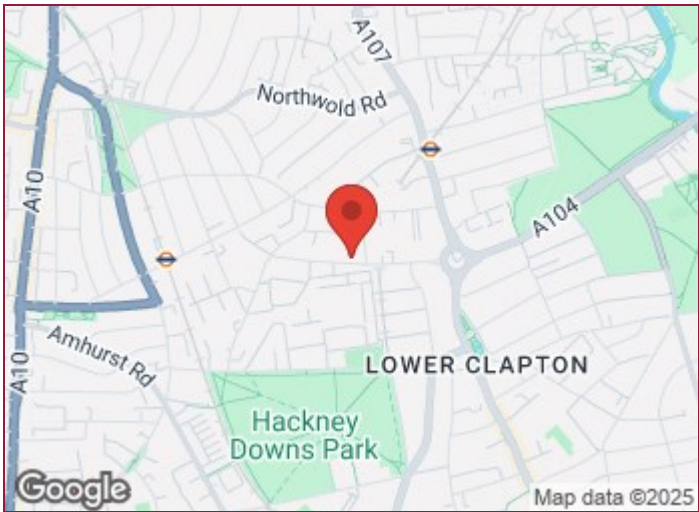
Lounge: wood flooring, spot lighting, radiator, large wood framed double glazed windows to front aspect; door to:

Fitted kitchen: comprising of a range of base-mounted units with work surfaces, integrated fridge/freezer, built-in stainless steel electric oven with gas hob and extractor hood, built-in washer/drier and dishwasher, wall-mounted Vaillant combination boiler, ceramic sink with mixer tap, part-tiled walls, wood flooring, wood framed double glazed windows to front aspect.

Bedroom: wood flooring, large built-in fitted wardrobe, alcove shelving,

radiator, large wood framed sash windows to rear with glass panel French doors leading to roof terrace.

Roof terrace: private wooden decked roof terrace overlooking gardens.



Directions

Directly off Lea Bridge Round about and Upper & Lower Clapton Road (A107).





GROSS INTERNAL AREA (GIA)
The footprint of the property.
46.4 Sqm / 499.4 Sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features.
Includes washrooms, restricted head.
44.9 Sqm / 483.4 Sqft

EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.
9.1 Sqm / 98.1 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. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.



IPMS 3B RESIDENTIAL
55.8 Sqm / 600.3 Sqft

IPMS 3C RESIDENTIAL
54.3 Sqm / 584.3 Sqft

RPEC ID
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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		62	72
		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		56	67
		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.