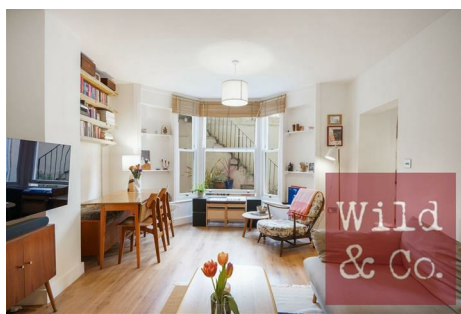


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Cricketfield Road, Lower Clapton, E5 8NS

"Charming", "delightful", "tranquil", "idyllic" are overly used adjectives to describe properties. This lower ground floor patio garden apartment has an abundance of charm, and is a tranquil oasis in the thriving, bustling neighbourhood of Lower Clapton. With its flourishing cafe society, independent retailers and more green spaces than anywhere else in London, a choice of four train stations as well as numerous bus routes on your doorstep makes Hackney the fashionable place to live.

Guide Price £550,000 | Leasehold - Share of Freehold

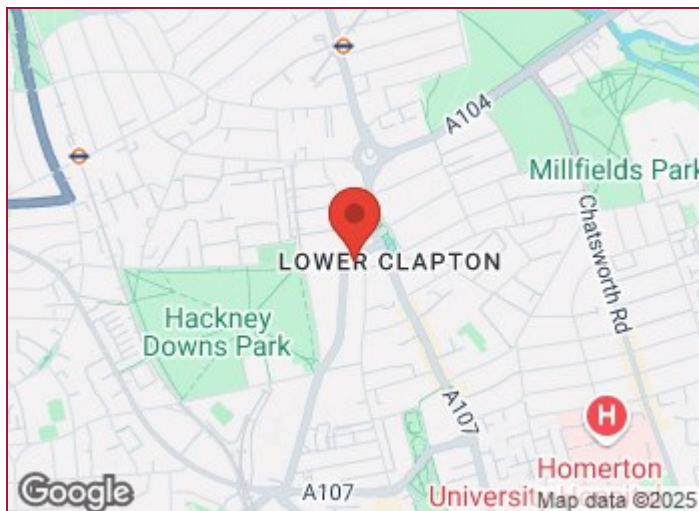
Cricketfield Road, Lower Clapton, E5 8NS



- Charming
- Stones throw to Clapton Pond
- Reception
- Share of Freehold
- Tranquil
- Excellent transport links
- Seperate kitchen
- Thriving neighbourhood
- Two bedrooms
- Secluded Patio garden

Full Details

"Charming", "delightful", "tranquil", "idyllic" are overly used adjectives to descibe properties. This lower ground floor patio garden apartment has an abundance of charm, and is a tranquil oasis in the thriving, bustling neighbourhood of Lower Clapton. With its flourishing cafe society, independant retailers and more green spaces than anywhere else in London, a choice of four train stations as well as numerous bus routes on your doorstep makes Hackney the fashionable place to live.



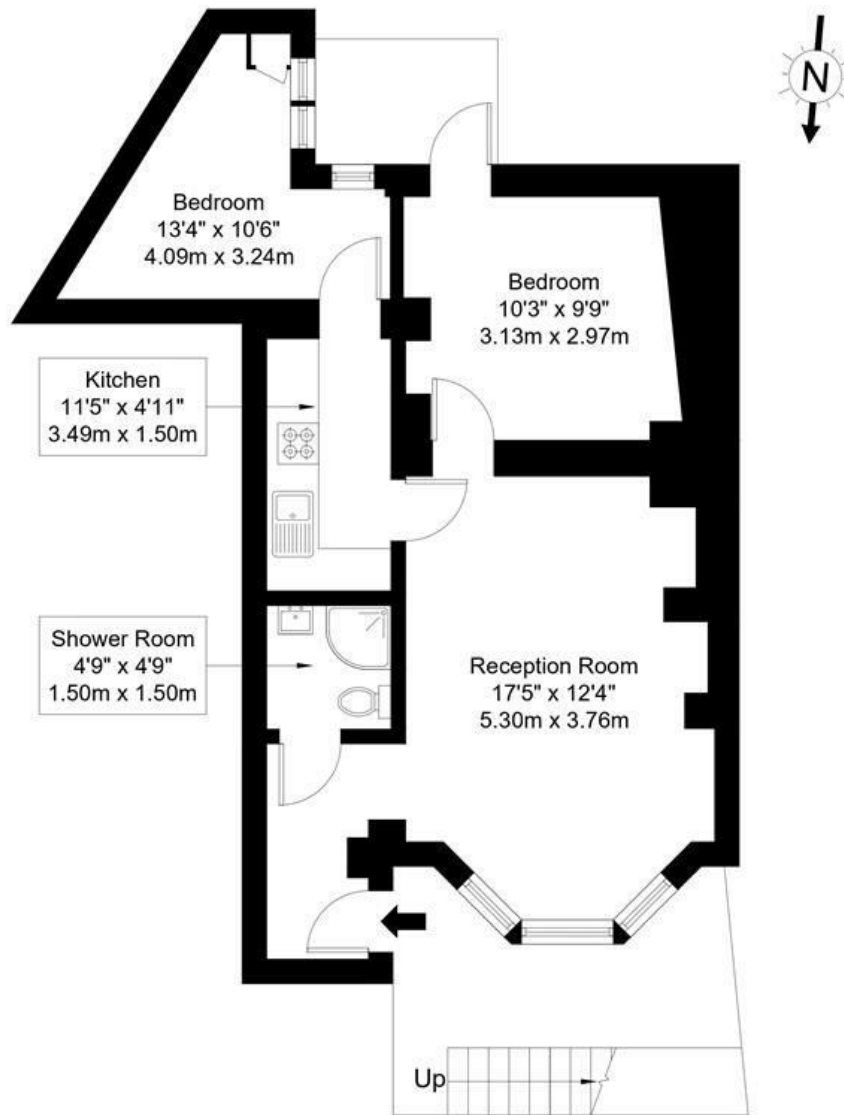
Directions

Cricketfield Road (A104) , directly off Lower Clapton Road (A107).



Cricketfield Road, E5 8NS

Approx Gross Internal Area = 49.60 sq m / 533 sq ft



Lower Ground Floor

Ref :

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**B L E U
P L A N**

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. Maximum lengths and widths are represented on the floor plan. 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) 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	

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