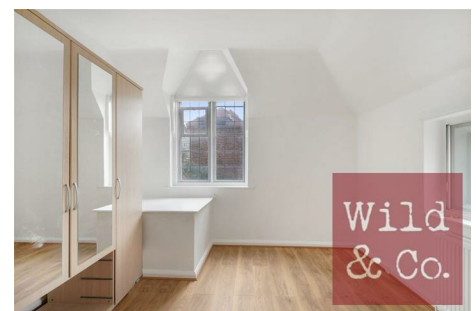


# Wild & Co.

wildandco.uk



## Powell Road, E5 8DJ

2 Double bedroom first floor period property with own front door. Newly redecorated throughout with new wood laminated flooring, benefiting from: 2 double bedrooms, separate lounge, fitted kitchen, bathroom/WC (new tiles & shower to be fitted) and own front door. Situated in prime location of Clapton, moments from Clapton Pond and walking distance of Clapton Station (direct link to Liverpool Street) and Hackney Downs park. Available now, early viewing recommended!

**£2,400 Per Annum |**

# Powell Road, E5 8DJ



- 2 Double bedroom first floor period property
- New wood laminated flooring,
- Bathroom/WC (new tiles & shower to be fitted)
- Own front door
- Separate lounge
- Moments from Clapton Pond & walking distance of Clapton Station
- Newly redecorated throughout
- Fitted kitchen,
- Available now, early viewing recommended!



## Directions

Accessabel from Powell Rd (off Cricketfield Rd) & Lower Clapton Road (A107)





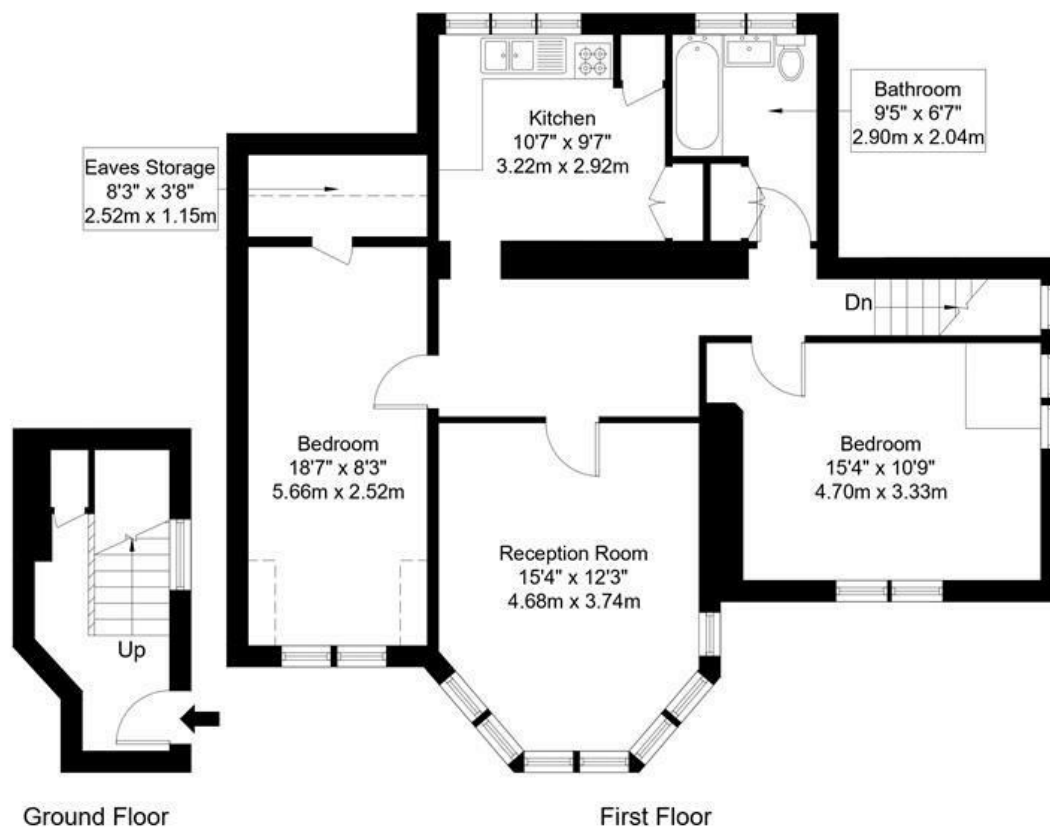
# Powel Road, E5 8DJ

Approx Gross Internal Area = 84.14 sq m / 905 sq ft

Eaves Storage/ RHH = 2.35 sq m / 25 sq ft

Total = 86.49 sq m / 930 sq ft

 = Reduced headroom below 1.5m / 5'0"



Ref :

Copyright

**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.

Copyright @ BleuPlan

| Energy Efficiency Rating                    |  | Current                 | Potential |
|---------------------------------------------|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) <b>A</b>                          |  |                         | <b>78</b> |
| (81-91) <b>B</b>                            |  |                         |           |
| (69-80) <b>C</b>                            |  |                         |           |
| (55-68) <b>D</b>                            |  |                         |           |
| (39-54) <b>E</b>                            |  | <b>63</b>               |           |
| (21-38) <b>F</b>                            |  |                         |           |
| (1-20) <b>G</b>                             |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| <b>England &amp; Wales</b>                  |  | 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 |           |
| <b>England &amp; Wales</b>                                      |           |
| 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.