

# Wild & Co.

wildandco.uk



## Sach Road, Clapton, E5 9LJ

**RARE OPPORTUNITY – PROPERTY SOLD WITH SHARE OF FREEHOLD & BRAND NEW 999-YEAR LEASE!  
POTENTIAL TO EXTEND AND ADD A LOFT CONVERSION (STPP)**

Nestled on the charming, tree-lined Sach Road, this attractive split-level apartment is located just moments from the vibrant amenities of Upper Clapton Road, with its array of both multinational retailers and independent shops. Properties in this peaceful and sought-after setting are rarely available on the market.

This bright and spacious home offers a flexible layout to suit a variety of lifestyles, currently comprising three generously sized rooms, a separate kitchen, and a well-appointed bathroom. Whether you're looking for extra bedrooms, a home office, or a versatile living space, this property provides ample potential to tailor it to your needs.

Offered at an attractive price, with scope to extend and convert the loft (subject to planning permission), this is a fantastic opportunity for both homebuyers and investors alike.

Early viewing is highly recommended.

**Offers In Excess Of £550,000 | Leasehold - Share of Freehold**

# Sach Road, Clapton, E5 9LJ



- Flexible accommodation
- Desirable tranquil street
- Seperate kitchen
- New 999 year lease
- Spacious and bright
- Split level
- Chain free
- Well located
- Period conversion
- Share of Freehold

## Full Details

RARE OPPORTUNITY – PROPERTY SOLD WITH SHARE OF FREEHOLD & BRAND NEW 999-YEAR LEASE!

POTENTIAL TO EXTEND AND ADD A LOFT CONVERSION (STPP)

to extend and convert the loft (subject to planning permission), this is a fantastic opportunity for both homebuyers and investors alike.

Early viewing is highly recommended.

Nestled on the charming, tree-lined Sach Road, this attractive split-level apartment is located just moments from the vibrant amenities of Upper Clapton Road, with its array of both multinational retailers and independent shops. Properties in this peaceful and sought-after setting are rarely available on the market.

This bright and spacious home offers a flexible layout to suit a variety of lifestyles, currently comprising three generously sized rooms, a separate kitchen, and a well-appointed bathroom. Whether you're looking for extra bedrooms, a home office, or a versatile living space, this property provides ample potential to tailor it to your needs.

Offered at an attractive price, with scope



## Directions

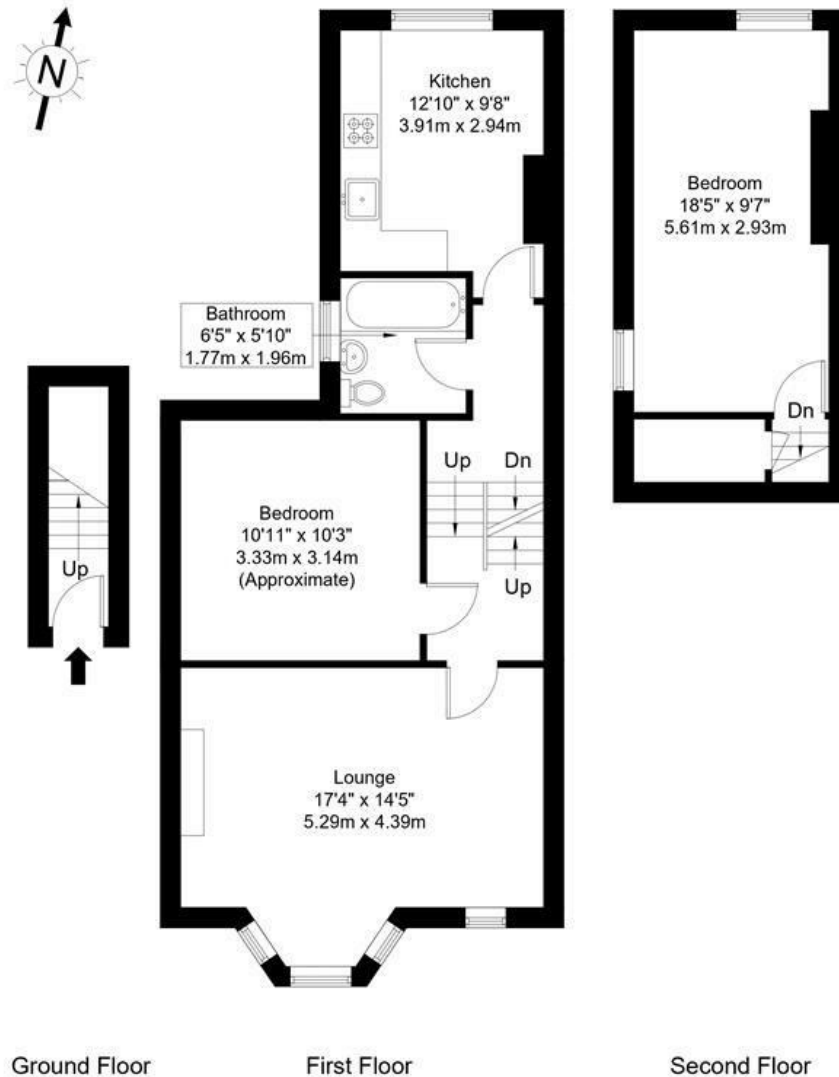
Sach Road is runs between Muston Road and Mount Pleasant Lane which are both off Mount Pleasant Hill which is itself directly off Upper Clapton Road.





# Sach Road, E5 9LJ

Approx Gross Internal Area = 79.32 sq m / 854 sq ft



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. 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) 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		69	78
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) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> 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.