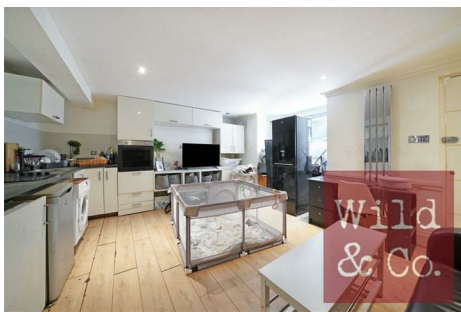


# Wild & Co.

wildandco.uk



## Powerscroft Road, Lower Clapton, E5 0PT

A lower ground floor apartment in the very sought after Rushmore School catchment area, in a well preserved Victorian period house. Located within a few minutes walk of both South and North Millfields Recreation Grounds and close to local transport facilities on Powerscroft Road, Lea Bridge Road and Lower Clapton Road as well as Clapton Overground Station and the myriad of restaurants, cafes, independant specialist retailers and vibrant nightlife of Hackney.

Comprising Reception with open plan kitchen, large double bedroom with en suite shower room .

**Guide Price £425,000 | Leasehold**

# Powerscroft Road, Lower Clapton, E5 0PT



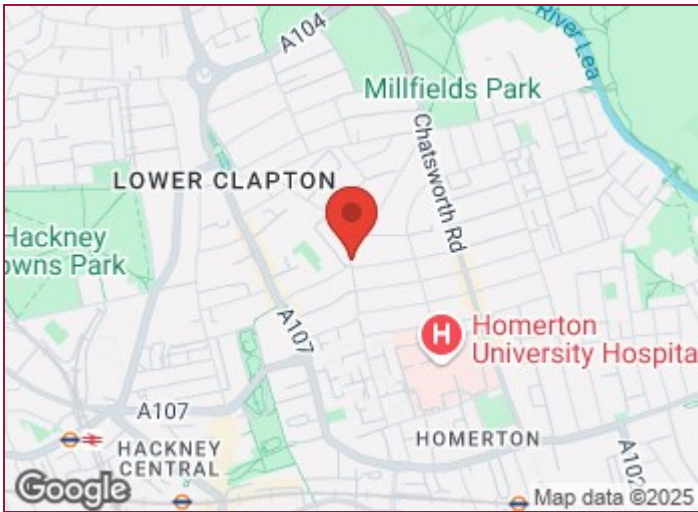
- Rushmore School catchment area.
- Close to transport and local retailers.
- Walking distance to open spaces.
- Victorian house.
- Sought after road.
- Chain Free.

Wild & Co. are pleased to offer for sale: this lower ground floor apartment in the very sort after Rushmore School catchment area, in a well preserved Victorian period house.

Located within a few minutes walk of both South and North Millfields Recreation Grounds and close to local transport facilities on Powerscroft Road, Lea Bridge Road and Lower Clapton Road as well as Clapton Overground Station and the myriad of restaurants, cafes, independant specialist retailers and vibrant nightlife of Hackney.

Comprising Reception with open plan kitchen, large double bedroom with en suite shower room and direct access to a paved space, perfect for relaxing after a hard day.

CHAIN FREE



## Directions

Directly off Lower Clapton Road (A107)





# Powerscroft Road, E5 0PT

Approx Gross Internal Area = 44.11 sq m / 475 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.  
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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		69	76
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			

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