

# Wild & Co.

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## Powerscroft Road, Lower Clapton, E5 0PT

**2 BEDROOM PERIOD CONVERSION WITH GARDEN:** Situated on the raised ground floor of a Victorian house, with direct access to the garden. This charming apartment benefits from bright well proportioned accomadation, offering a myriad of period features. Located on one of Lower Clapton's premier roads, within walking distance of local shopping facilities on Lower Clapton Road, a choice of either Clapton Train Station or Hackney Central Train Station as well as numerous bus routes. In addition Hackney is renowned for hving the most public green spaces in any North London borough.Comprising;

Entrance hallr, reception with bay window, seperate kitchen, 2 bedrooms, bathroom and ensuite shower room, direct access to garden.

**Guide Price £600,000 | Leasehold**



# Powerscroft Road, Lower Clapton, E5 0PT



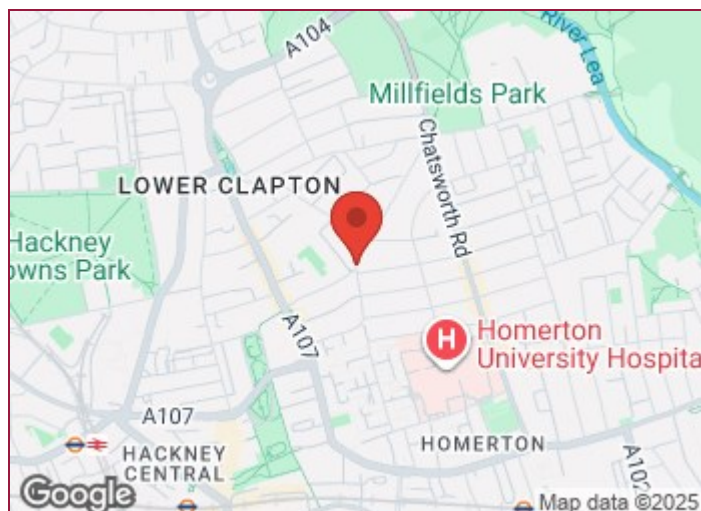
- Raised Ground Floor
- Period features
- Well located for local amenities
- Direct access to garden
- Well proportioned rooms
- Chain free
- Victorian conversion
- Seperate kitchen

IF YOU HAVE BEEN LOOKING FOR A 2 BEDROOM GARDEN APARTMENT BUT ARE PUT OFF BY BASEMENTS - THEN LOOK NO FURTHER!!!!. AND CHAIN FREE!!.

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Comprising;  
Entrance hall  
Reception with bay window  
Seperate kitchen  
2 bedrooms  
Bathroom  
Direct access to garden

NO CHAIN



## Directions

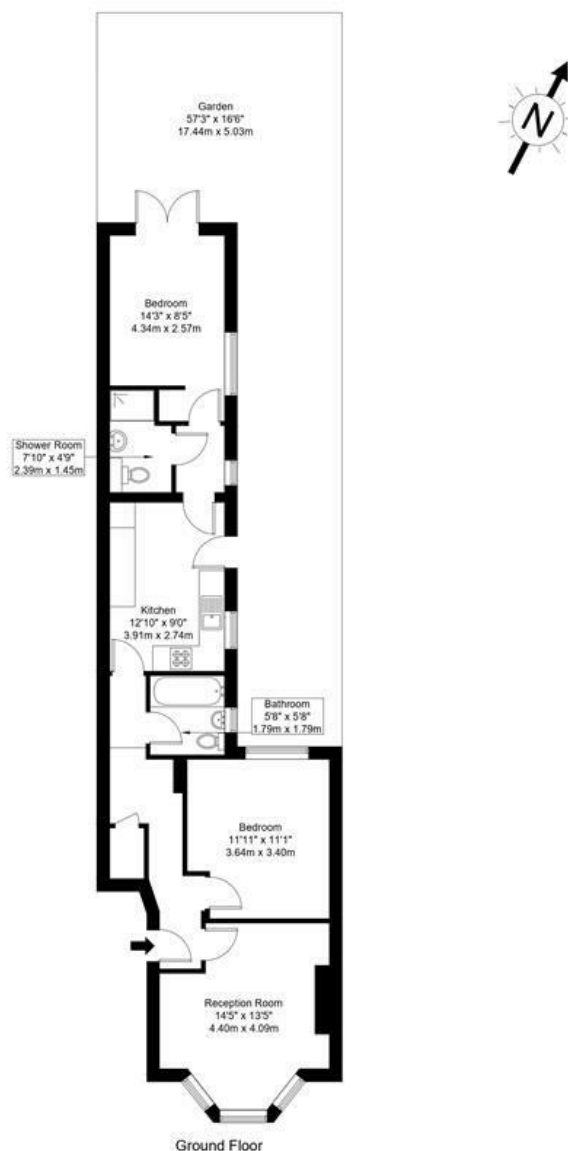
Powerscroft Road runs between Lower Clapton Road and Chatsworth Road.





# Powerscroft Road, E5 0PT

Approx Gross Internal Area = 68.22 sq m / 734 sq ft




Ref :

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**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) <b>A</b>			<b>77</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		<b>60</b>	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		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 

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