



# 81 Clarence Road

Hackney, London, E5 8EE

## Guide price £1,500,000

Property Address: Clarence Road, London, E5 8EE

Commercial Unit on ground floor

1st Floor: 1 x 2 Bed, 1 bathroom flat

2nd Floor: 2 x 2 Bed, 1 bathroom flat (1 with balcony)

Discover a prime investment opportunity at Clarence Road, London, E5 8EE. This property features a versatile commercial unit on the ground floor, ideal for various business ventures.

Within this development, you'll find:

A spacious 2-bedroom, 1-bathroom flat on the first floor

Two additional 2-bedroom, 1-bathroom flats on the second floor, one boasting a balcony for outdoor relaxation.

All units offer reasonable sizes, ensuring comfortable living for residents. While some refurbishment work is needed, this property presents an excellent opportunity for investors, with potential for significant returns.

Explore the possibility of utilizing the basement for additional functionality and consider the prospect of adding another storey atop the rear extension to maximize returns.

Conveniently located, this property offers easy access to amenities, transportation links, and the vibrant offerings of London, making it an attractive proposition for savvy investors seeking growth and profitability.

## Viewing

Please contact us on 020 3198 4517 if you wish to arrange a viewing appointment for this property or require further information.



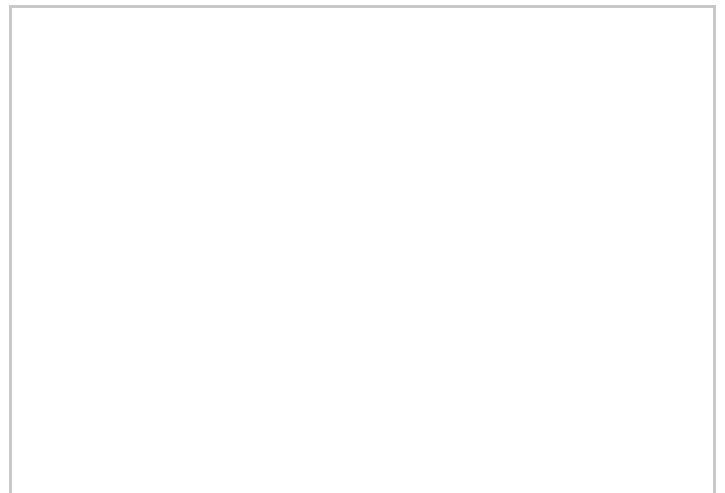
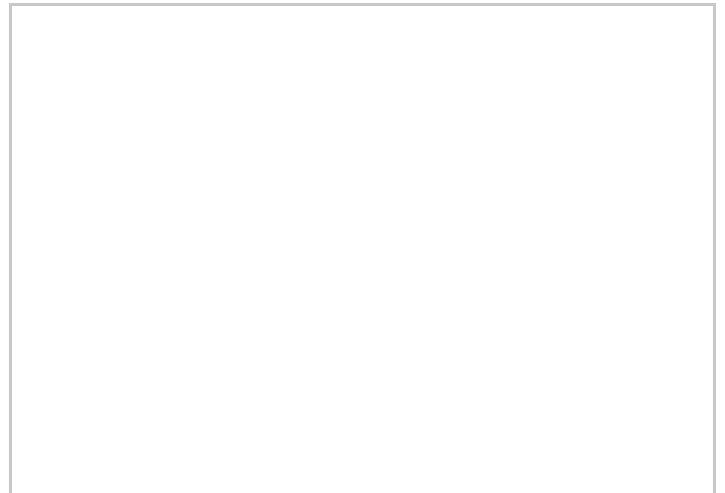
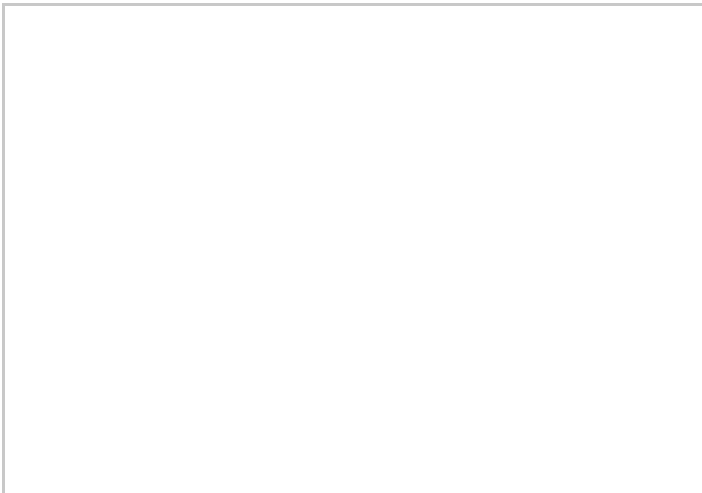
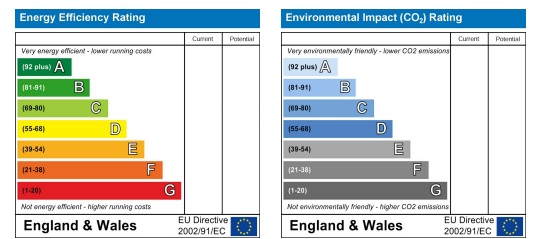
## Floor Plan



## Area Map



## Energy Efficiency Graph



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