

34D Newick Road, London, E5 0RR

We are pleased to present this magnificent split story one bedroom apartment, located on the upper floor of this enchanting four storey Victorian residence.

The property consists of an open plan kitchen/lounge with an abundance of natural light, with multiple skylights on the ceilings and stairwell add to the already well lit rooms, where the kitchen is supplied with the white goods, leading onto a good size lounge, with enough space to fit a dining table and still have a nicely set up lounging area. The bedroom is double in size and comes with large fitted wardrobes and a separate modern bathroom. The property would otherwise come on unfurnished basis.

The property is new to the rental market and has been freshly painted and overall refreshed.

Situated moments away from Chatsworth Road, with its eclectic mix of shops, restaurants and bars very close by. The property further benefits from the excellent transport links of both Clapton and Homerton Overground Stations, with a number of bus services nearby, offering easy access into the City and the West End.

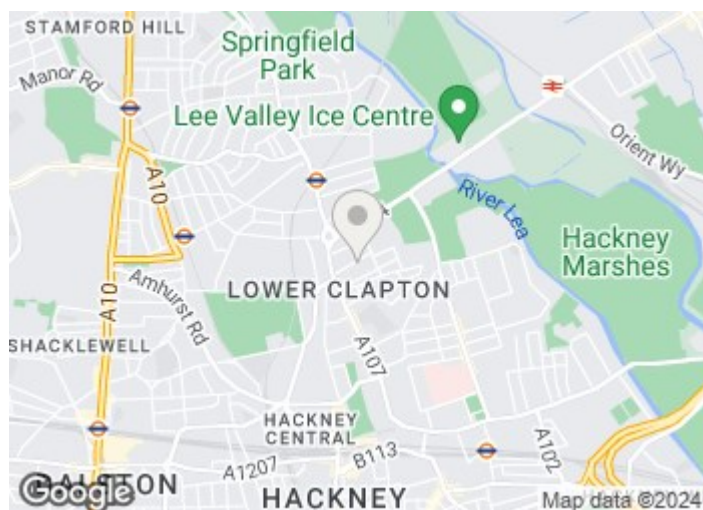
£1,950 PCM

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- FRESHLY REDECORATED
- MODERN KITCHEN
- VERY BRIGHT
- UNFURNISHED
- GAS CENTRAL HEATING
- OPEN PLAN KITCHEN/ LOUNGE
- MODERN BATHROOM
- STORAGE SPACE

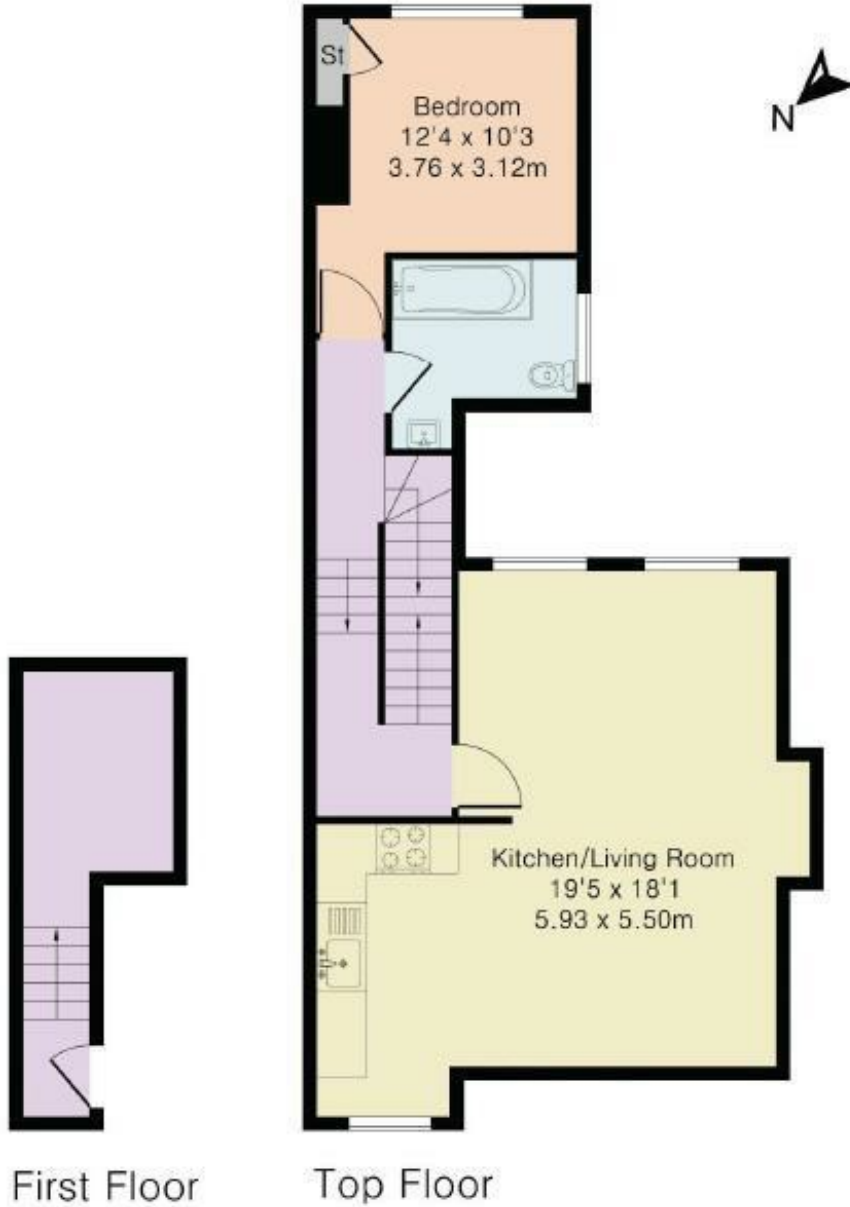


[Directions](#)



Floor Plan

Approximate Gross Internal Area 628 sq ft – 58 sq m
 First Floor Area 72 sq ft – 7 sq m
 Top Floor Area 557 sq ft – 52 sq m



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.

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A				(92 plus) A			
(81-91) B				(81-91) B			
(69-80) C				(69-80) C			
(55-68) D				(55-68) D			
(39-54) E				(39-54) E			
(21-38) F				(21-38) F			
(1-20) G				(1-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	