



## Powell Road, E5

£825,000

A two double bedroom period conversion in immaculate condition on a quiet residential street in Clapton. Set across the top two floors with over 1,000 sq ft of interior and exterior space, the flat has been renovated throughout a high standard with bespoke finishes. It is being sold chain free and with a Share of the Freehold.

The property is ideally located only 500 ft to Hackney Downs Park offering plenty of space for outdoor recreation including tennis. The many shops, cafés and restaurants of Mare Street and Lower Clapton Road are within walking distance. There are numerous transport links nearby offering easy access into Central and West London being half a mile from Clapton & Rectory Road Overground Stations.

### Features

- Two Double Bedrooms
- Period Conversion
- Private Roof Terrace
- Split Level
- Share of Freehold
- Recently Renovated
- Chain Free



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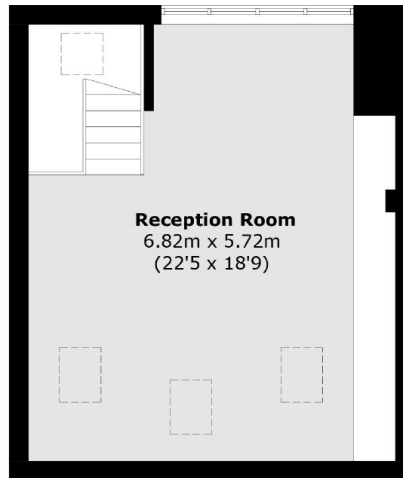
On the second floor of this Victorian conversion you will find the separate bespoke kitchen with banquette seating and fluted Belfast sink. The principal bedroom has bespoke fitted wardrobes and the second double bedroom is currently being used as an office.

The luxurious bathroom has been recently renovated with terrazzo & white gloss tiles, gold hardware, marble vanity and bespoke lighting. The private terrace has great views over the neighbouring roof tops and beyond providing a perfect place for relaxation.

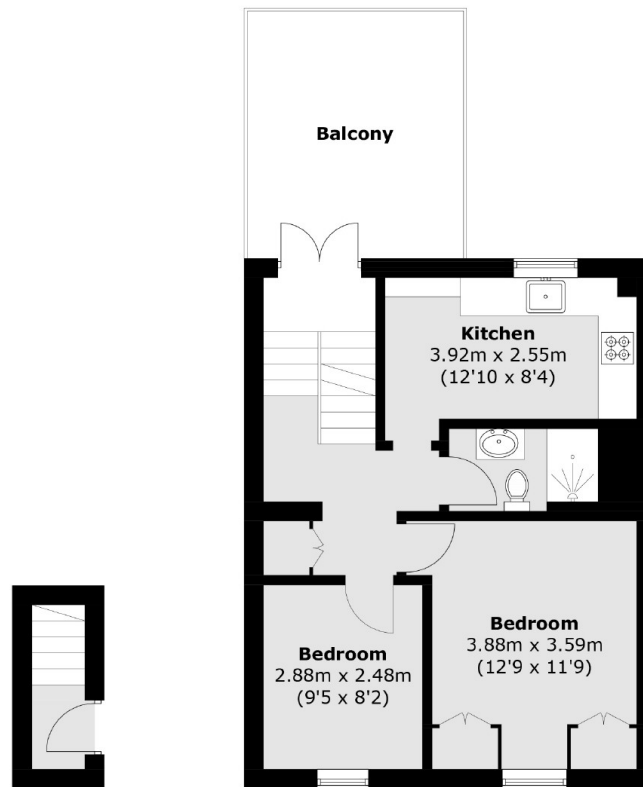
Upstairs in the loft is a larger than average open plan living and dining room with bespoke cabinetry and wooden flooring. The space is flooded with natural light with windows and skylights on both sides of the room and an East to West aspect.



# Powell Road, London, E5



**Third Floor**



**First Floor**

**Second Floor**

Total area (approx.): 86.2 sq. m (927.8 sq. ft)  
Balcony: 13.0 sq. m (139.9 sq. ft)