



## Ickburgh Road, E5

£795,000

A two bedroom split level flat with a 70 ft south facing garden on a quiet tree-lined street in Clapton. The Victorian property has been modernised with a glass conservatory yet retains many of its original period features. There is potential for a side return, subject to planning, and is being sold with a Share of Freehold and no onward chain.

Ickburgh Road is a no through road only 500 ft to Clapton Overground Station giving you direct access into Liverpool Street for easy connections anywhere in London. Alternatively, Rectory Road Overground Station is just under half a mile away. Many shops, cafés and pubs are within walking distance including the well known gastro pub, The Crooked Billet. Millfields Park, the River Lea and Walthamstow Marshes are nearby providing many opportunities for outdoor recreation.

### Features

- Victorian Conversion
- Two Double Bedrooms
- Split Level
- Private South Facing Garden
- Chain Free
- Conservatory
- Share of Freehold



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On the ground floor is the reception room adjoining to a glass conservatory with double doors to the larger than average mature garden offering the opportunity to build a garden studio. There is a W/C on this floor and a double bedroom with access to the garden.

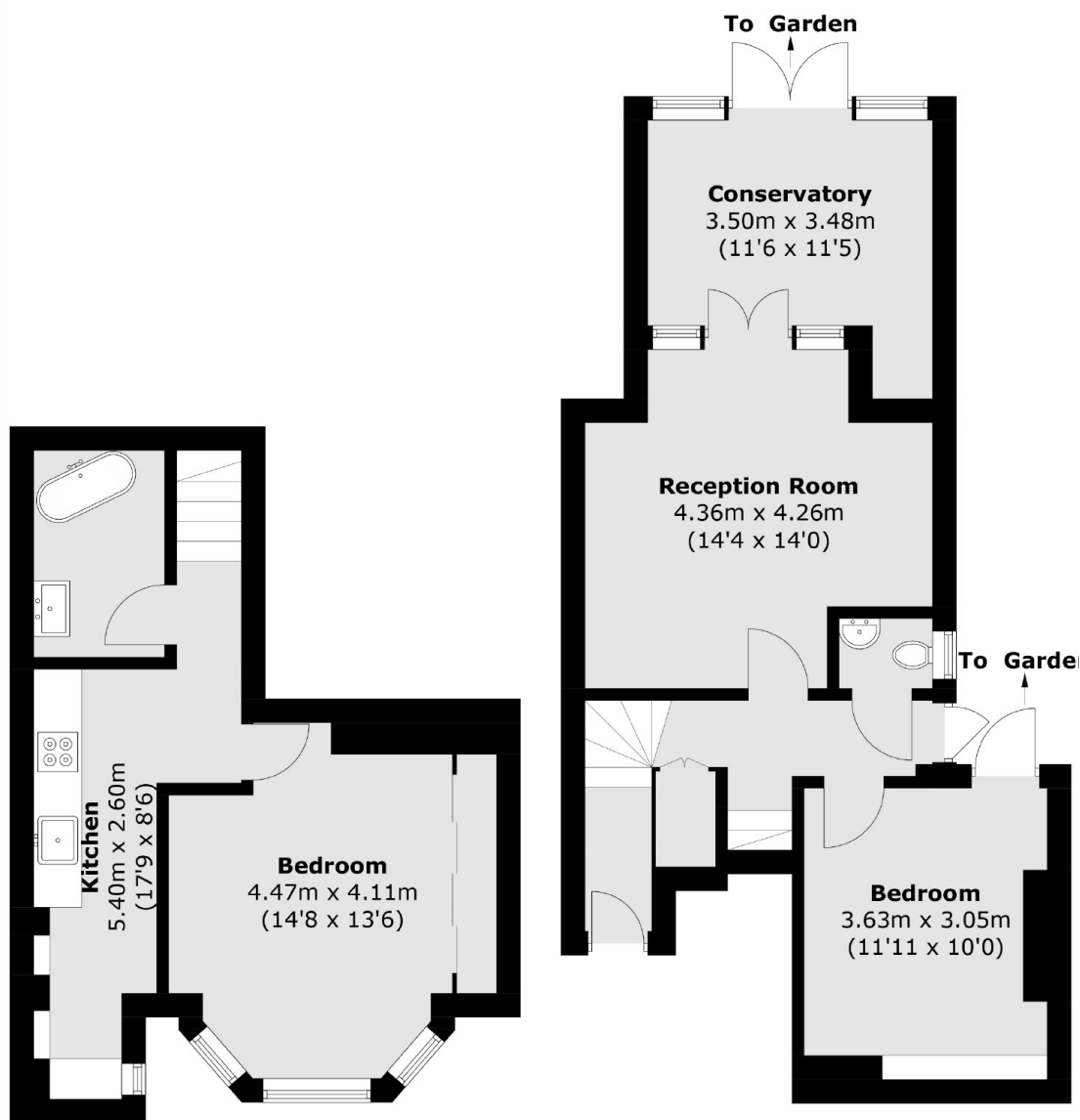
Downstairs you will find a double bedroom with built in storage and bay window, modern family bathroom with soaking tub and galley kitchen with built in appliances.

There are wooden floors, high ceilings and sash windows throughout.





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**Lower Ground Floor**

**Ground Floor**

Total area (approx.): 81.2 sq. m (874.0 sq. ft)