

Ickburgh Road

| Hackney | E5

# PropertyTime

EST 2008



£760,000

A wonderful 'Balearics inspired House' situated within a unique private gated development named Palms, only moments from Clapton Station (London Overground) offering easy access to 'The City'.

This fabulous property comprises four bedrooms (three doubles plus a single). Boasting a stunning and spacious reception with modern open-plan kitchen and bright floor-to-ceiling patio doors opening onto a private garden. The property further benefits a guest WC on the ground floor, and four bedrooms, plus a wet room on the upper floor that can be easily converted to a bathroom.

Available on the market for the first time, this modern built home further benefits from wood floorboards, acoustic panel ceilings, boucle carpets, plenty of natural light and stylish, neutral decor throughout within a green courtyard.



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3



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None of the information within these details can be relied upon as being an actual representation of the property

Reception Room  
20'8 x 16'7 (6.30m x 5.05m)

Kitchen  
9'8 x 8'11 (2.95m x 2.72m)

WC  
5'5 x 2'11 (1.65m x 0.89m)

Rear Garden  
16'6 x 14'6 (5.03m x 4.42m)

Master Bedroom  
16'6 x 9'4 (5.03m x 2.84m)

Bedroom 2  
11'4 x 9'11 (3.45m x 3.02m)

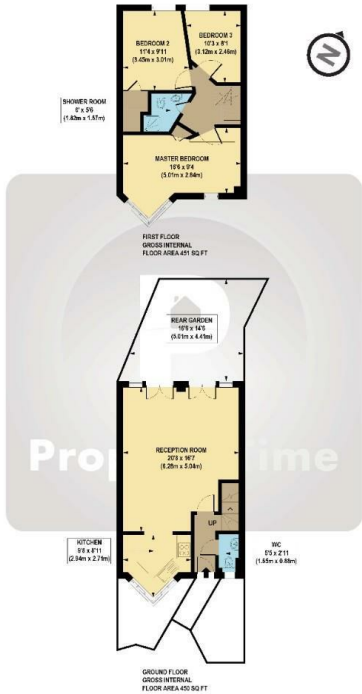
Bedroom 3  
10'3 x 8'1 (3.12m x 2.46m)

Shower Room  
6' x 5'6 (1.83m x 1.68m)

Area Map



Floor Plans

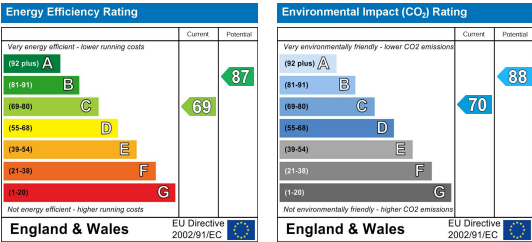


APPROX. GROSS INTERNAL FLOOR AREA 900 sq. ft / 83.67 sq. m

Provision is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floorplan shown, however all measurements, fixtures, fittings and scale shall be an approximate interpretation for illustrative purposes only. Liability for errors, omissions or mis-statement through negligence or otherwise is hereby excluded.

**CP CREATIVE**  
PROPERTY MANAGEMENT

Energy Efficiency Graph



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