

## Northwold Road, , London, E5 9BT

- Two Bedrooms
- Private Balcony
- Close to Transport Links
- Chain Free
- Split Level
- Close to Local Amenities

**Price £375,000**





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## DESCRIPTION

Available chain free and conveniently located in the heart of Clapton, this charming two bedroom, split level, purpose built apartment benefits from 770 sq. ft. (71 sqm.) of internal accommodation, a private balcony and close proximity to local amenities.

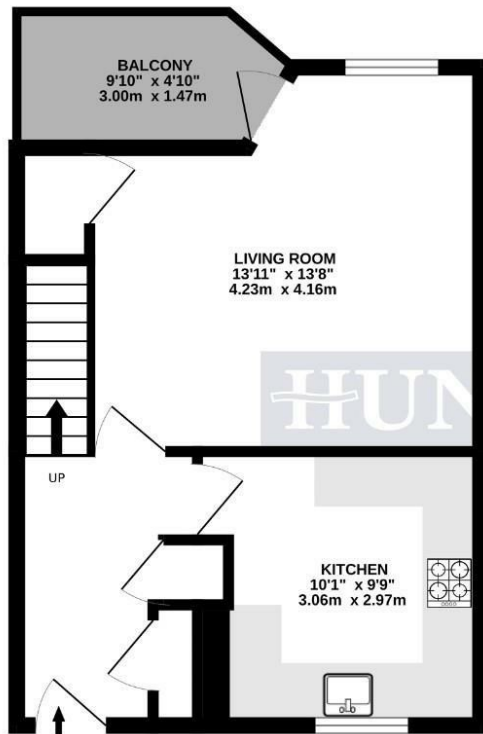
Available to view by appointment only the property is split over two level and comprises, large reception room, separate kitchen, private balcony on the second floor, upstairs, on the third floor, a master bedroom, double guest bedroom, bathroom, separate W.C. and ample ample storage throughout.

Whitwell House is situated on Northwold Road, only moments from the many bars, restaurants and coffee houses of Clapton whilst the wide-open spaces of Millfields park and Springfield park are also located close by. Transport links include, Clapton Station (Overground) and a variety of bus routes into The City and West End.

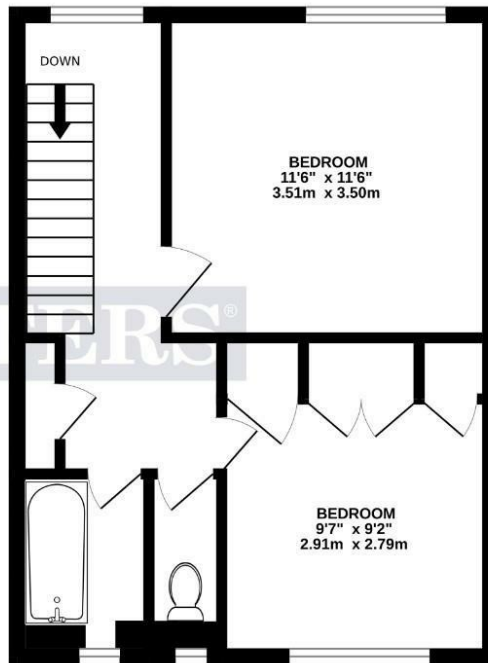




SECOND FLOOR



THIRD FLOOR



TOTAL FLOOR AREA : 770sq.ft. (71.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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### Viewings

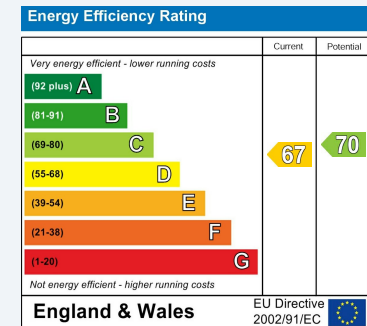
Please contact [hunters.stokenewington@hunters.com](mailto:hunters.stokenewington@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

