

## Warwick Grove, London, E5

- Chain free
- Two bedrooms
- Quiet development
- Close to Walthamstow Marshes
- Fourth floor
- Separate kitchen
- Close to Springfield Park
- Close to transport links

**Offers In Excess Of £325,000**

**Tenure: Leasehold**

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# Warwick Grove, London, E5

## DESCRIPTION

Set within a purpose built block, this light and bright two bedroom apartment boasts excellent entertaining space and a first class location. Available by appointment only and offering 568 sq. ft. (52 sqm.) of internal space. The property is situated on the fourth floor and comprises a spacious reception room separate kitchen, master bedroom, double guest bedroom, bathroom separate W.C. and ample storage.

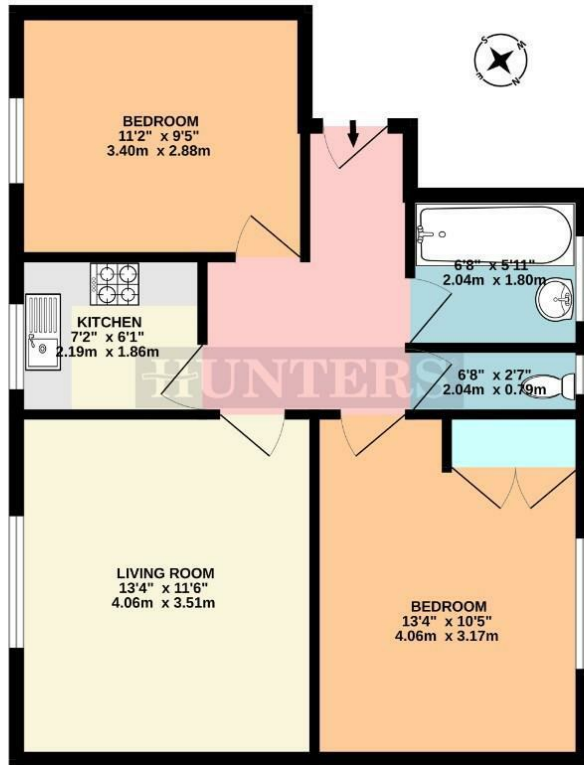
Wrens Park House, is located on moments from the many bars, restaurants and coffee houses of Stoke Newington Church Street, High Street and Clapton as well as only being a short walk from the wide open spaces of Walthamstow Marshes and Springfield Park.

Transport links include, Stoke Newington Station (Overground), Clapton Station (Overground) and a variety of bus routes into The City and West End.





FOURTH FLOOR  
568 sq.ft. (52.7 sq.m.) approx.





TOTAL FLOOR AREA: 568 sq.ft. (52.7 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 errors, 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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Council Tax: B

## 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.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) <b>A</b>			(92 plus) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>		77	(55-68) <b>D</b>
(39-54) <b>E</b>	60		(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
England & Wales		EU Directive 2002/91/EC	England & Wales
			

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

## Viewing

Please contact our Hunters Stoke Newington Office on 020 7249 7499 if you wish to arrange a viewing appointment for this property or require further information.

185 - 187 Church Street, Stoke Newington, London, N16

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Tel: 020 7249 7499 Email:

<https://www.hunters.c>



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