

Clarence Road,  
Approx. Gross Internal Area 317 Sq Ft - 29.40 Sq M



### Second Floor

Floor Area 317 Sq Ft - 29.40 Sq M



Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.  
ipaplus.com Date: 24/4/2024

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.



## Clarence Road, E5



# £1,600

A lovely one bedroom property set on the second (top) floor of this three storey period conversion. The property offers a bright open plan reception room with a fully-integrated kitchen and a good size bedroom. Located just a short walk from Hackney Downs or Clapton stations



While we endeavor to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to confirm the position for you. Particularly if contemplating traveling some distance to view the property. All room sizes have been measured with an electronic sonic tape, the accuracy of which cannot be guaranteed. You are advised to make your own checks before contemplating a purchase, especially if an exact measurement is of particular importance to you.

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- ONE BEDROOM
- CLOSE TO HACKNEY DOWNS & CLAPTON STATIONS

• TOP FLOOR

