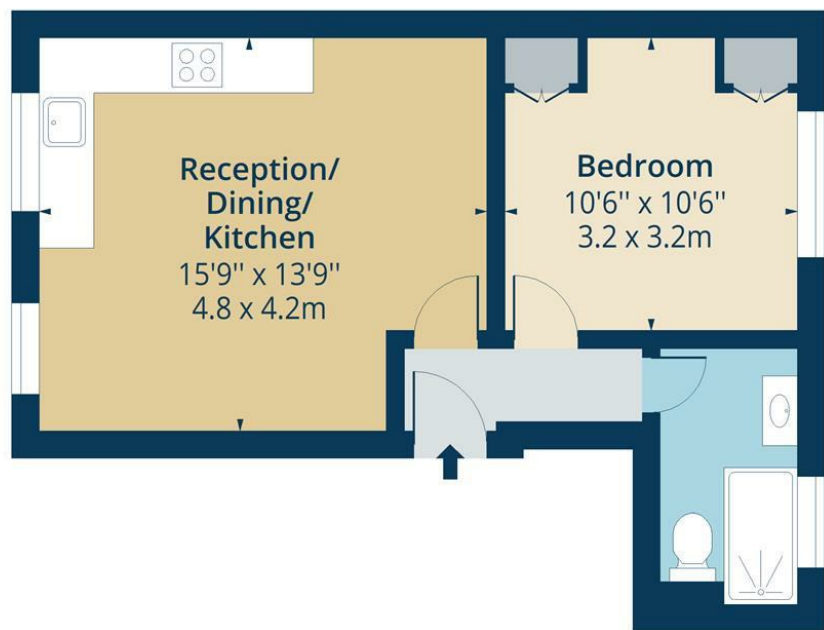



Goulton Road, E5
Approx. Gross Internal Area 413 Sq Ft - 38.37 Sq M



First Floor
Floor Area 413 Sq Ft - 38.37 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.
lpaplus.com Date: 7/5/2025

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.



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.



Goulton Road, E5



£375,000 Leasehold

A beautifully presented one-bedroom apartment, enviably located on a tranquil one-way street within a charming double-fronted, semi-detached Victorian residence.

Occupying the first floor of this elegant three-storey period property, the apartment has been maintained to an excellent standard, seamlessly blending contemporary design with timeless character. The accommodation comprises a bright and spacious open-plan kitchen and reception room, including handmade design features, including a bespoke bench and table, and two wardrobes. The kitchen is fitted with a range of high-specification appliances, complemented by sleek granite worktops and stylish cabinetry. The living area provides a welcoming space ideal for both relaxation and entertaining.

A generously sized double bedroom offers comfortable living, while the property further benefits from a modern three-piece bathroom suite featuring contemporary fixtures and finishes. The refurbishment includes newly laid flooring throughout, contributing to a cohesive and sophisticated interior aesthetic. Features also include handmade furnishings and bespoke wardrobes.

Ideally situated within easy reach of Hackney Downs Park, residents can enjoy its expansive green spaces, which include basketball courts, football pitches, a children's play area, and a bowling green—perfect for leisure and recreation.

Transport connections are excellent, with Hackney Central station located approximately a 10-minute walk away, offering direct access to Stratford in around 10 minutes. Stratford provides further connectivity

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- EXCELLENT CONDITION
- CLOSE TO TRANSPORT & AMENITIES
- EXCELLENT LOCATION
- BESPOKE WARDROBES
- IDEAL FIRST TIME BUY
- DOUBLE FRONTED BUILDING
- HAND MADE FURNITURE

