

# Southwold Road, E5



This modern flat offers 700 sq ft of bright, practical living. The open-plan kitchen and living area opens to a private south-facing patio with shared gardens and calming park views. The kitchen has been upgraded with integrated appliances and good storage. Both bathrooms are newly fitted, and the main bedroom features an en-suite. With two generous doubles, built-in storage, and double glazing, the flat is ready to move into. Ideally located between Hackney Marshes and Clapton's lively cafés and pubs, with Liverpool Street just 12 minutes away by train.

**£465,000**  
**Freehold**

KEY FEATURES

- Spacious ground floor apartment (700 sq ft)
- Two bright double bedrooms, main with en-suite
- Two sleek, newly refurbished bathrooms
- South-facing private patio with garden access
- Stylish open-plan kitchen and living area with integrated appliances
- Peaceful park views from your living room
- 7 minutes’ walk to Clapton Station (12 mins to Liverpool St)
- Chain free and move-in ready

ENERGY PERFORMANCE CERTIFICATE

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

ADDITIONAL INFORMATION

TENURE:	Leasehold – 103 years	(Advised by Vendor)
SERVICE CHARGE:	£2,268.00 p.a.	(Advised by Vendor)
GROUND RENT:	£225.00 p.a.	(Advised by Vendor)
COUNCIL TAX:	Band C - £1,748.00	(Advised by Vendor)
LOCAL AUTHORITY:	Hackney London Borough Council	
VIEWING:	By appointment through BlakeStanley	

For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and believed to be accurate within 6 inches. They should not be relied upon for carpets and furnishings.



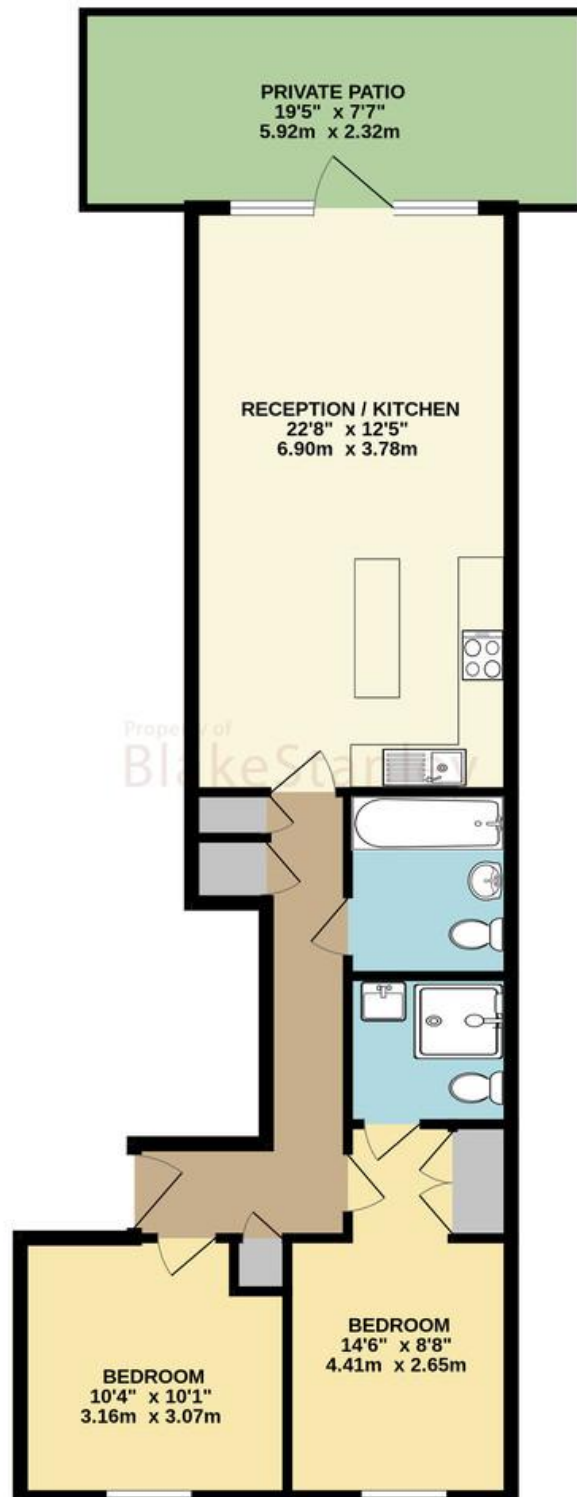








GROUND FLOOR  
700 sq.ft. (65.0 sq.m.) approx.



TOTAL FLOOR AREA : 700 sq.ft. (65.0 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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