



## Clarence Road, E5

£575,000

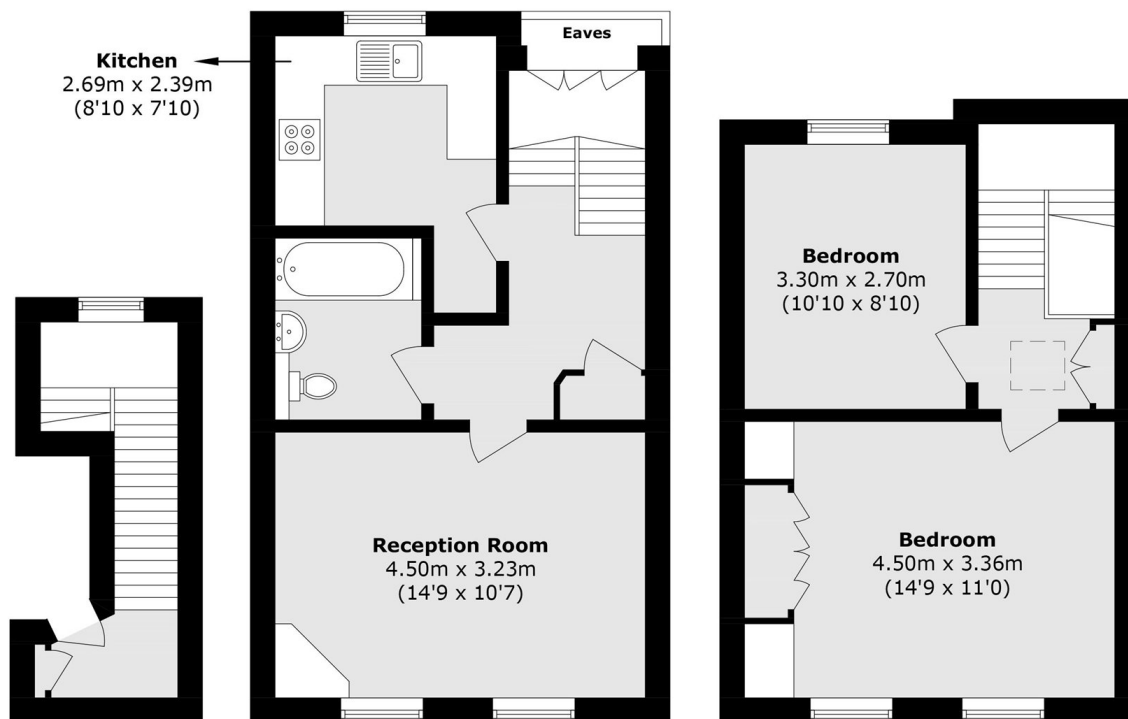
A two double bedroom split level Victorian conversion located by Hackney Downs Park. Measuring over 770sq ft the property has been re-decorated throughout and features wooden parquet flooring, skylights, sash windows and built in storage. It is being sold with a share of Freehold and no onward chain.

Clarence Road is located between Hackney Downs Park and Clapton Square. Hackney Downs and Clapton stations are half a mile away as well as bus routes for easy access into the City and Shoreditch. There are many independent cafés, pubs and shops on Clarence Road & Lower Clapton Road within close proximity including local favourites: Lodestar cafe, Uchi, Casey's Bakery, The Star by Hackney Downs, and Moyletts.

### Features

- Victorian Conversion
- Two Double Bedrooms
- Parquet Flooring
- Top Floor
- Split Level
- Share of Freehold

# Clarence Road, LONDON, E5



**Ground Floor**

**First Floor**

**Second Floor**

Total area (approx.): 71.6 sq. m (770.7 sq. ft)  
(Excluding Eaves)