

Wild & Co.

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Downs Road, E5 8QJ

DOUBLE BEDROOM FIRST FLOOR PERIOD CONVERSION - directly overlooking Hackney Downs Park. Situated on this sought-after road, moments from Stoke Newington Road & walking distance to Rectory Rd and Hackney Downs Stations (City links). This light & airy conversion is set within this beautiful period property, benefiting from; large lounge to front with bay window, fitted kitchen, double bedroom with en-suite bathroom/WC, wooden floors, gas central heating and offered with share of Freehold.

Guide Price £450,000 | Leasehold - Share of Freehold

Downs Road, E5 8QJ



- Overlooking Hackney Downs
- Excellent decorative condition
- Period features
- Verdant vista
- Victorian house
- Stoke Newington borders
- Bright, light spacious rooms
- First floor conversion

DOUBLE BEDROOM FIRST FLOOR PERIOD VICTORIAN CONVERSION

Directly overlooking Hackney Downs Park.

Situated on this sought-after road, moments from Stoke Newington Road & walking distance to Rectory Rd and Hackney Downs Stations (City links).

Light & airy .

Benefiting from; large lounge to front with bay window, fitted kitchen, double bedroom with en-suite bathroom/WC, wooden floors, gas central heating.

Share of Freehold.



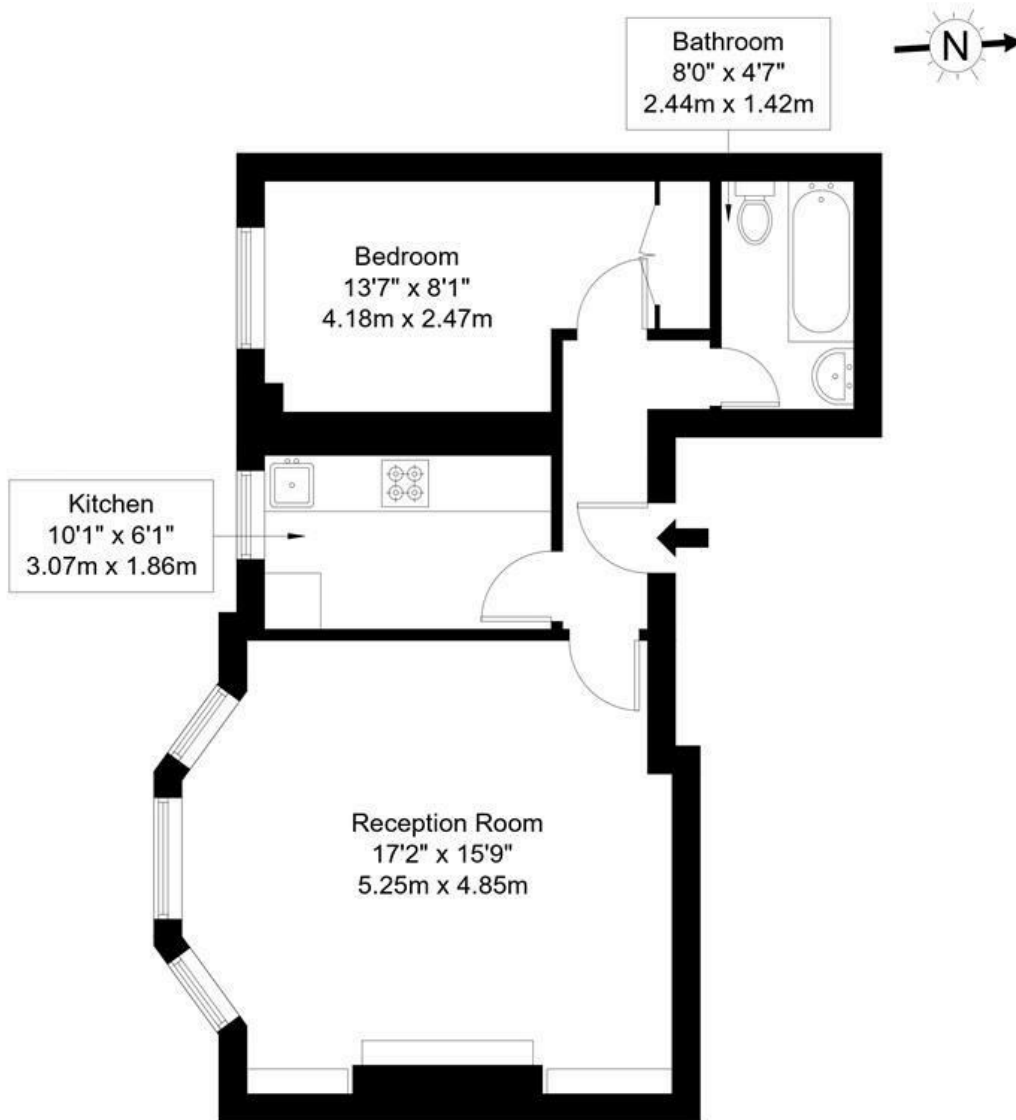
Directions

Downs Road can be accessed from either Queens Down Road or Amhurst Road. The subject property is located close to the junction with Rendlesham Road.



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Approx Gross Internal Area = 49.07 sq m / 528 sq ft



First Floor

Ref :

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**BLEU
PLAN**

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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