



Kenninghall Road, London, E5 8BS

Offers In Region Of £450,000

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Newly renovated one-bedroom flat with Private Parking, ideally located close to Clapton Station, Hackney Downs and Millfields Park, with a fantastic selection of restaurants, cafés, pubs and supermarkets nearby, including The Crooked Billet, The Clapton Hart, Suba, The Tram Store and Palm Deli.

The flat benefits from an impressive 162 years remaining on the lease and is located within a well-maintained building comprising just 14 flats. The annual service charge is £1,625.60.

Further benefits include a dedicated private parking space within the secure gated car park.

- Completely renovated June 2026
- Chain free
- Private and gated parking
- Long lease (162 years remaining)
- Low service charge (£1625.60 per annum)
- Light and spacious



Floor Area: 529 sq. ft.

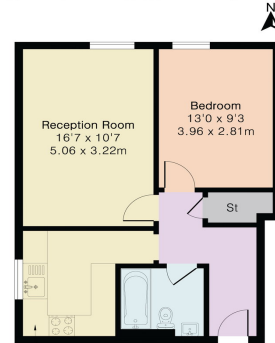
Tenure: Leasehold

Service Charge: £1625.6 per annum

Ground Rent: £0 per annum

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	

Approximate Gross Internal Area 529 sq ft - 49 sq m



Second Floor