



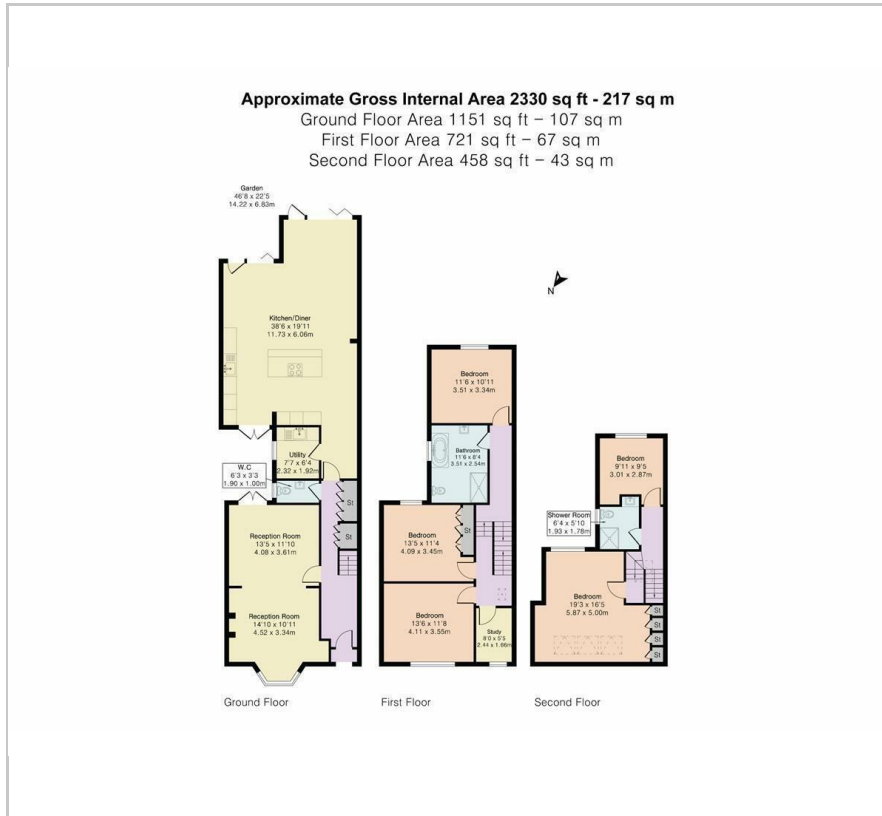
Clarendon Road

, London, E17 9AY

£4,200 Per month



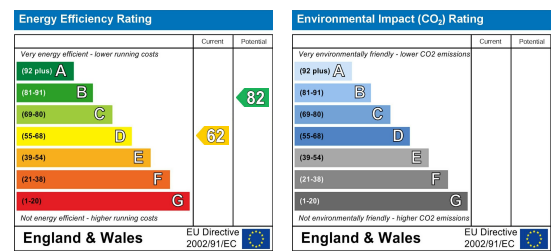
## Floor Plan



## Area Map



## Energy Efficiency Graph



## Viewing

Please contact our Settle Office on 0208 124 2522 if you wish to arrange a viewing appointment for this property or require further information.

- Immaculate Family Home
- Spacious Through Lounge
- Private South Facing Garden
- Available Early September
- Council Tax Band D
- Five Double Bedrooms
- Fully Fitted and Extended Kitchen
- Part Furnished
- EPC Rating D
- 2330 Sq Ft - 217 Sq M

A beautifully presented five-bedroom family home with stylish finishes and a thoughtfully designed layout ideal for modern family living.

Coming in at 2,330 sq ft the home benefits from five double bedrooms, complemented by a separate office room, perfect for working from home. The ground floor features a spacious through lounge with elegant and engineered wood herringbone flooring and underfloor heating. Ceiling high bay windows allow for natural light to flow through the space, highlighting the impressive decor, coving and cornice. Designed for comfort, the addition of a bio-ethanol stove makes this space irresistibly cosy during the colder months.

Heading to the rear, you'll find an expertly converted and extended, fully fitted kitchen diner. This impressive open-plan space also includes a rear lounge area by the bi-folding doors, creating a bright and sociable hub of the home. The bi-folding doors open onto a south-facing rear garden, allowing for plenty of natural light and ideal indoor-outdoor living. A cosy courtyard sits between the front living area and the kitchen—a unique sun trap that enhances light flow throughout both spaces. The ground floor is further completed by a separate utility room and a convenient WC.

Upstairs, the first floor is largely original floorboards and comprises three well-proportioned double bedrooms, one with built in wardrobes, a family bathroom complete with separate shower and luxury roll top bath, and an additional office room. The fully extended loft level offers two further double bedrooms finished



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