



Julian Reid

16 Ickburgh Road, London, E5 8AD

Beautifully refurbished two-bedroom maisonette with a large south-facing private garden. The property further benefits from the ability to make further changes to the layout if required.

julianreid.co.uk

Guide Price £895,000
Share of Freehold

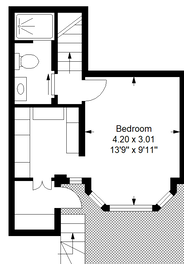
- Large private south-facing garden
- Council Tax Band: D
- EPC Rating: E
- Two generous double bedrooms
- Spacious reception room

Situated on the sought-after Ickburgh Road, this beautiful two-bedroom maisonette offers stylish, well-proportioned accommodation combined with the rare benefit of a generous south-facing garden. Both bedrooms are generously sized, one offering access to the garden, the other leading to a large walk-in dressing room. A utility room can be accessed from the lower ground level that has street access.

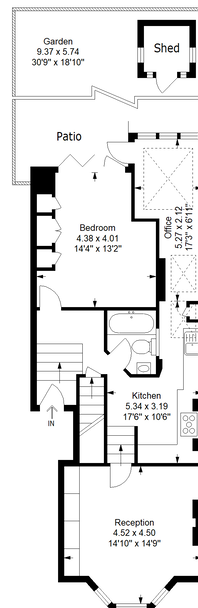
Ideally positioned in the heart of Clapton, the property is within easy reach of the independent cafes, restaurants and shops of Lower Clapton Road and Chatsworth Road. The open green spaces of Millfields Park, Hackney Downs and River Lea are all nearby.



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Lower Ground Floor



Ground Floor

Ickburgh Road E5

Approximate Gross Internal Area

Lower Ground Floor = 287 sq ft / 26.66 sq m

Ground Floor = 743 sq ft / 69.02 sq m

Total = 1030 sq ft / 95.69 sq m



Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.

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