Colenso Road, E5



Blakestanley are delighted to present this charming three-bedroom maisonette set within a beautiful, end-of-terrace period conversion. Nestled on a quiet, tree-lined residential street adjacent to Millfields Park, this property offers a living space of 721sqft (67sqm) spread over two floors. The interior comprises separate kitchen and reception rooms, three bedrooms and a modern three-piece bathroom suite. Benefits to this property include a private, north-westerly facing garden, high ceilings and large windows. Wonderfully positioned, this property is just moments away from an array of amenities, cafés, bars and restaurants on Chatsworth Road, including its famous Sunday Market and beyond Millfields Park are Hackney Marshes and the river Lea. Ideally located for highly rated schools. Clapton Overground station and many bus routes are within walking distance, offering seamless access to the City and beyond.

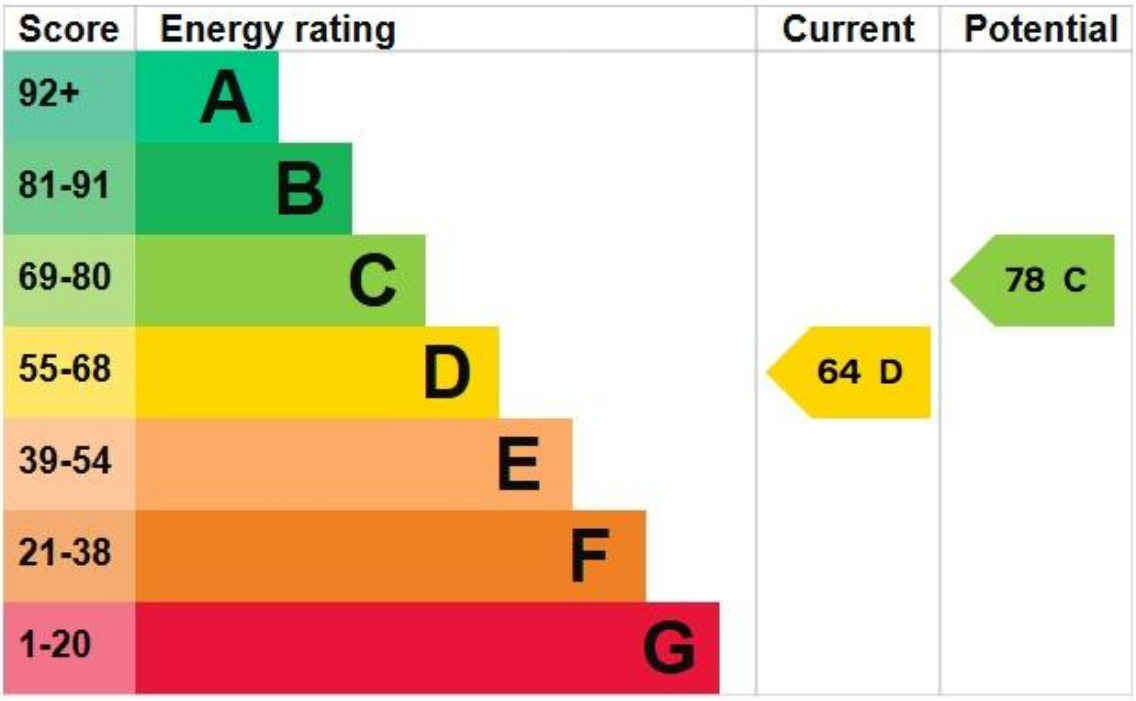
£650,000

Leasehold

KEY FEATURES

- End-of-terrace period conversion
- Three-bedroom Maisonette property
- Separate kitchen and reception rooms
- Private, north-westerly facing garden
- Well positioned for Chatsworth Road, and its cafés, restaurants and Market.
- Within catchment of highly regarded schools
- Clapton & Homerton Overground stations nearby

ENERGY PERFORMANCE CERTIFICATE



ADDITIONAL INFORMATION

TENURE:	Leasehold – 151 years	(Advised by Vendor)
SERVICE CHARGE:	N/A	(Advised by Vendor)
GROUND RENT:	£150.00	(Advised by Vendor)
COUNCIL TAX:	Band B - £1,602.45	(Advised by Vendor)
LOCAL AUTHORITY:	Hackney London Borough Council	
VIEWING:	By appointment through BlakeStanley	

For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and believed to be accurate within 6 inches. They should not be relied upon for carpets and furnishings.













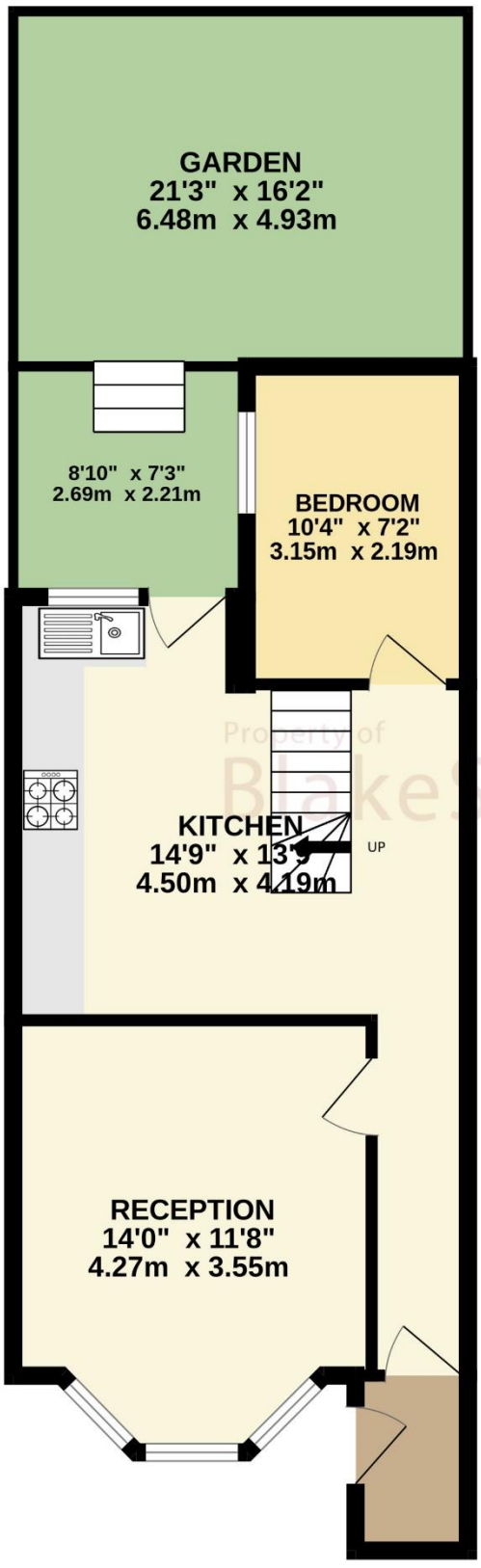




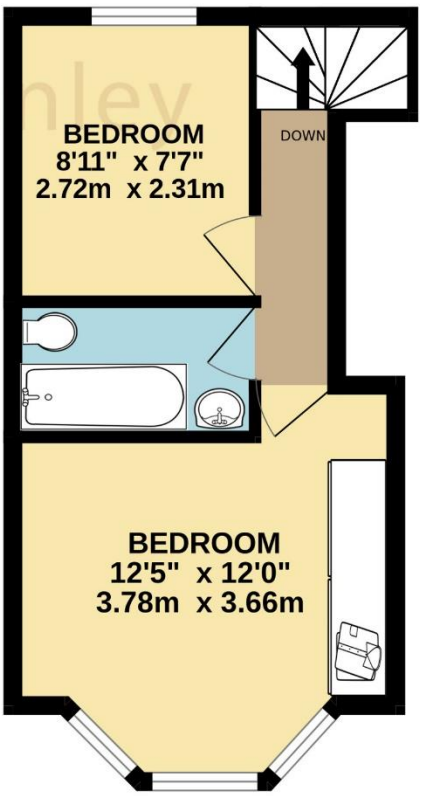




LOWER GROUND FLOOR
462 sq.ft. (42.9 sq.m.) approx.



RAISED GROUND FLOOR
259 sq.ft. (24.1 sq.m.) approx.



Property of BlakeStanley

TOTAL FLOOR AREA : 721 sq.ft. (67.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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