



Flat A 1 Colenso Road, London, E5 0SL

£650,000

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

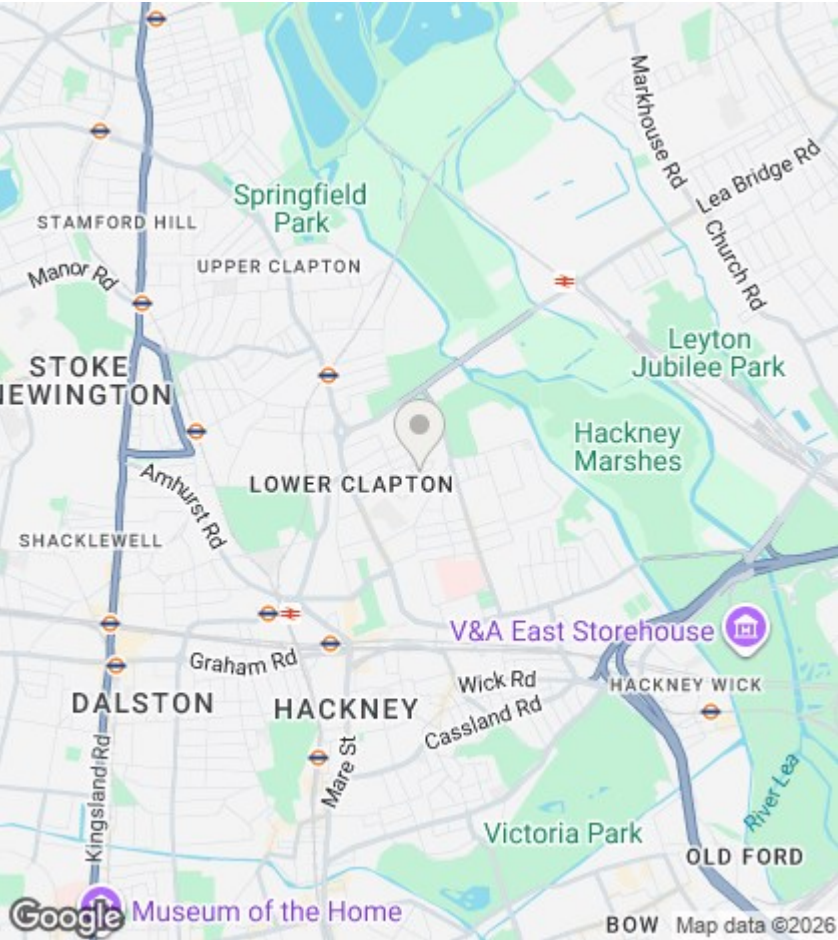
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Blakestanley are delighted to present this charming three-bedroom maisonette set within a beautiful, end-of-terrace period conversion. Nestled on a quiet, tree-lined residential street adjacent to Millfields Park, this property offers a living space 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.



Council Tax Band: B





Directions

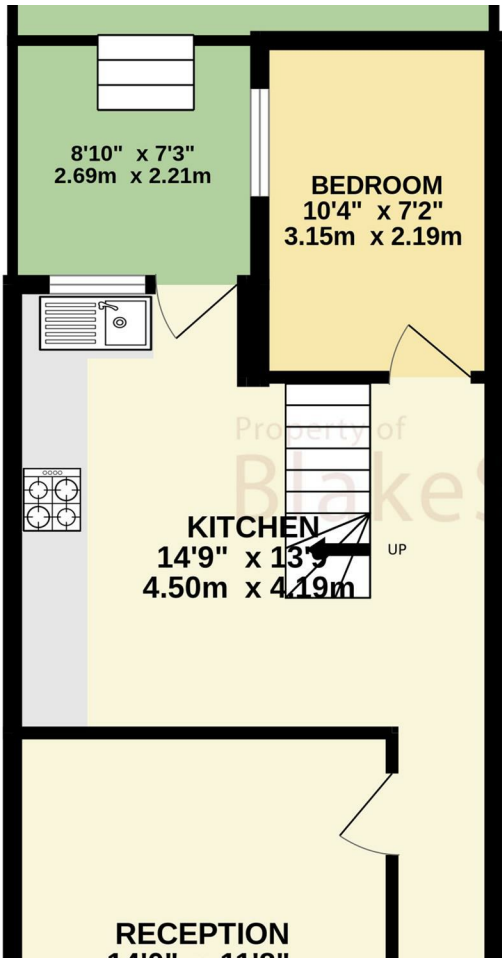
Viewings

Viewings by arrangement only. Call 020 7254 7554 to make an appointment.

EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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

