

Burnett Close, London, E9 6ET
Asking Price £670,000

Castles



THE HOUSE IS CURRENTLY RENTED OUT TO LONG TERM TENANTS WHICH MAKES IT AN IDEAL INVESTMENT OPPORTUNITY, PLEASE CALL FOR MORE DETAILS.

Nestled in the tranquil Burnett Close, this charming townhouse presents a rare opportunity for those seeking a versatile home in the heart of Hackney. Spanning approximately 1,065 square feet and arranged over three floors, this property boasts a well-thought-out layout that caters to a variety of lifestyles. Upon entering, you are greeted by a welcoming reception hall that offers ample storage space. The ground floor features a modern eat-in kitchen and reception room, which provides direct access to a delightful south-facing garden, perfect for enjoying sunny afternoons. Additionally, there is a convenient guest shower room and a separate utility room, enhancing the practicality of the home.

The first and second floors comprise three generous bedrooms, with the option to utilise one as a fourth bedroom or a study, alongside a family bathroom. This flexibility makes the property ideal for families or professionals seeking extra space. The location is truly exceptional, just moments away from the vibrant atmosphere of Chatsworth Road, renowned for its independent cafés, restaurants, and lively weekend market. For those who enjoy outdoor activities, Hackney Marshes, Millfield's Park, and the river Lea are nearby, offering picturesque settings for walking and cycling. The area is also well-served by excellent schools, ensuring a strong educational foundation for families.



44 Lower Clapton Road

Hackney

London

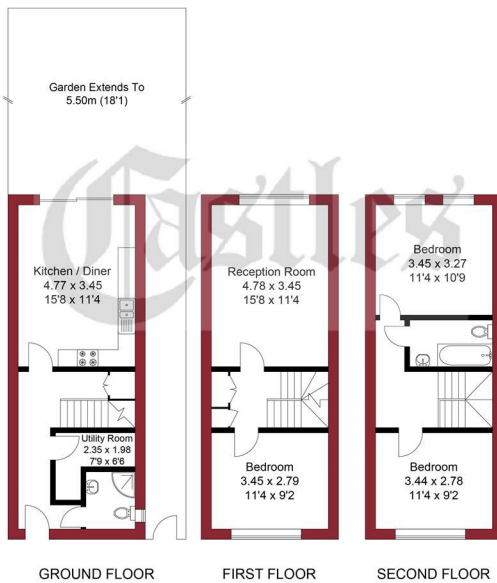
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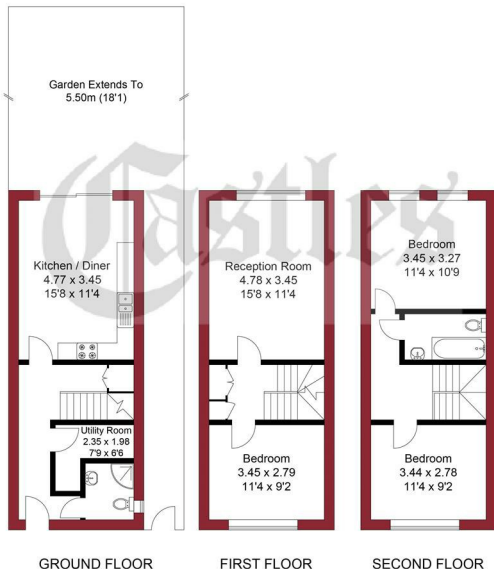
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APPROXIMATE GROSS INTERNAL AREA
98.95 sqm / 1065.08 sqft



THIS PLAN IS FOR ILLUSTRATION ONLY AND MAY NOT BE REPRESENTATIVE OF THE PROPERTY

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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating		
	Current	Potential	Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions	
(82 plus) A			(82 plus) A	
(61-81) B			(61-81) B	
(39-60) C			(39-60) C	
(19-40) D			(19-40) D	
(9-34) E			(9-34) E	
(1-8) F			(1-8) F	
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions	
G			G	
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC