



## Powell Road, Lower Clapton, E5 8DJ

A beautifully presented garden apartment in a striking period residence. Located in the popular Lower Clapton environs, part of the rich tapestry of cosmopolitan life in Hackney. Hackney offers a myriad of independent retailers, restaurants, cafes and bars which all adds to the vibrancy of the area.

Transport facilities are close at hand with numerous bus routes as well as a choice of three overground train stations within walking distance.

The apartment consists of a well proportion light reception room, with bay window to the front. An inner hallway leads to a capacious kitchen, with direct access to the rear garden. The inner hallway also leads to a bright larger than expected double bedroom also with access to the rear garden. And lastly a good size bathroom.

Apartments of this quality rarely come to the market and early viewing is highly recommended.

**Offers In Excess Of £390,000 | Leasehold - Share of Freehold**

# Powell Road, Lower Clapton, E5 8DJ



- Period conversion.
- Close to public transport.
- Prime location.
- Private garden.
- Bohemian atmosphere.
- Well proportioned rooms.
- Vibrant night life.

## Lower Clapton, Hackney, London

Bright spacious garden flat.

Part of a Victorian villa.

Well situated for transport facilities.

Local amenities close by.



## Directions

Powell Road is accessed directly from Downs Road by car or from Kenninghall Road as well if walking or cycling.



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Approx Gross Internal Area = 44.2 sq m / 476 sq ft

Storage = 1.9 sq m / 20 sq ft

Total = 46.1 sq m / 496 sq ft



Lower Ground Floor

Ref :

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**B L E U  
P L A N**

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

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

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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