

2 Clarendon Close, London, E9 7BY

Asking Price £850,000

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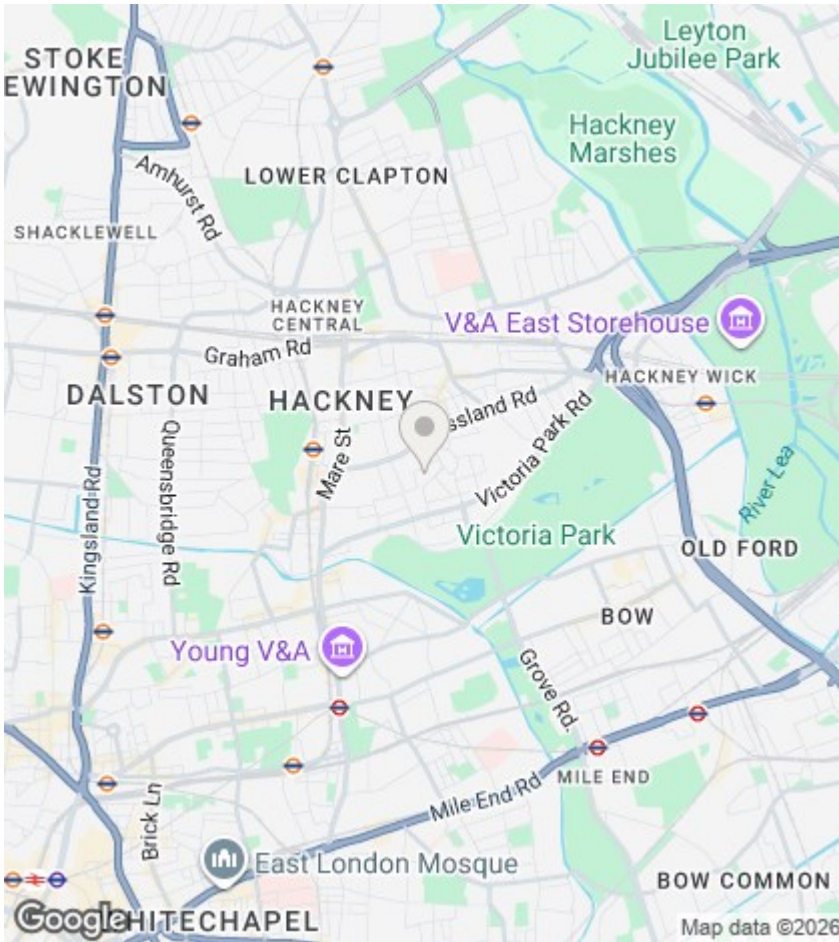
Situated in a quiet close, a stone's throw from Victoria Park is this two-bedroom house with a garden and off-street parking. The property enjoys underfloor heating, an open-plan ground floor reception / dining and kitchen space perfect for entertaining, leading to the private garden. The large sky light and floor to ceiling glass bi-folding doors deliver a wealth of light and inside-out living. Upstairs features both double sized bedrooms with built in storage, a three-piece bathroom suite and attic storage. Bustling Victoria Park Village and Broadway Market provide local amenities, parks, gyms, cafes, pubs and small business shops. London Fields Overground station connects this home to the City and beyond. Within catchment of many well rated schools.



Council Tax Band: D







### Directions

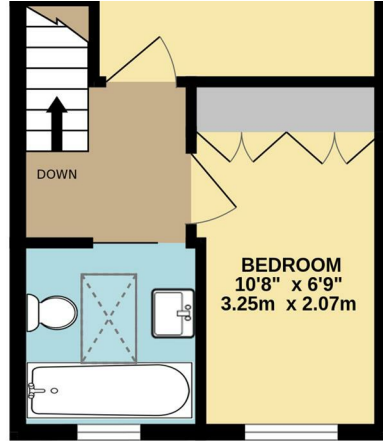
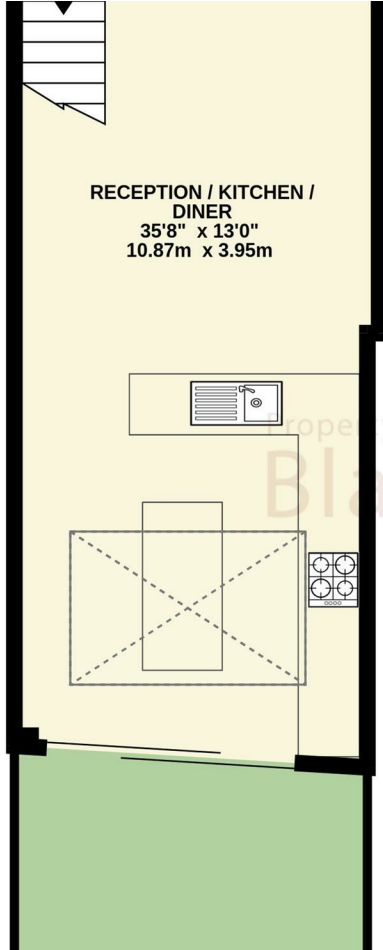
### Viewings

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

### EPC Rating:

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			<b>88</b>
(69-80) <b>C</b>		<b>76</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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



TOTAL FLOOR AREA : 759 sq.ft. (70.5 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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