



Upper Maisonette, 36 Colenso Road, London, E5 0SL

Asking Price £700,000

- Two double sized bedrooms
- Excellent decorative order
- Many well rated schools in the local area
- Green open spaces can be found at neighbouring Hackney Marshes and Millfield's Park
- Sale includes Freehold of the building
- Loft access and storage
- Amenities of Chatsworth Road and Lower Clapton Road
- Clapton and Homerton London Overground Stations are within walking distance

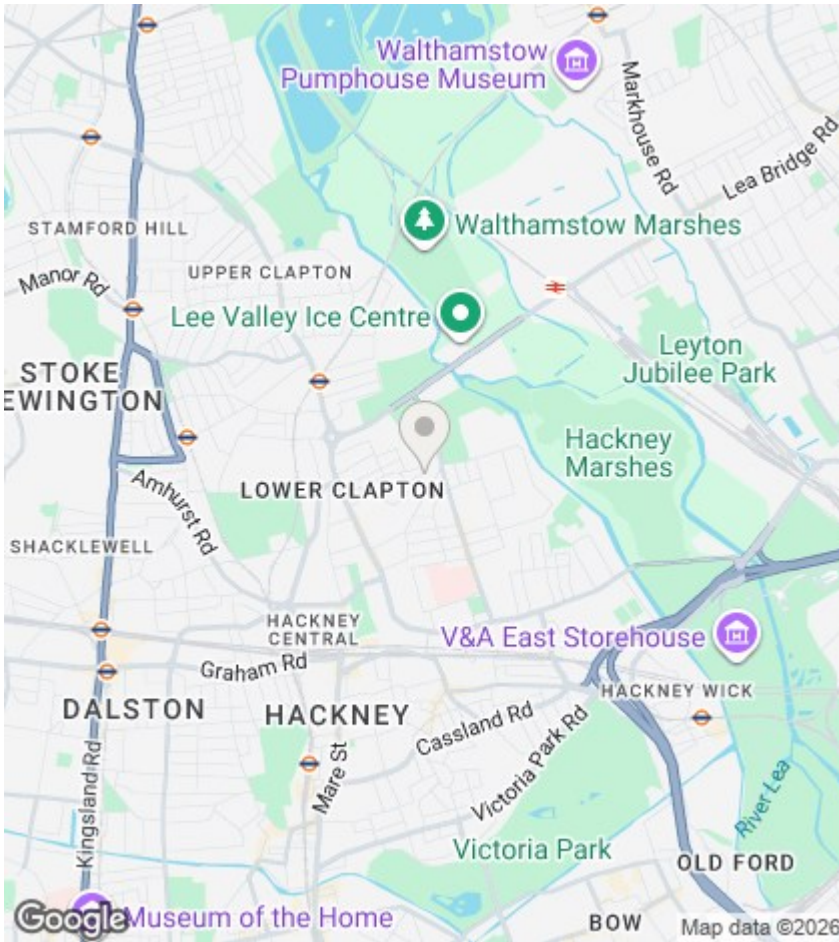
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Set on a quiet, tree lined street occupying the top two floors of a three-story period property is this two-bedroom freehold maisonette of 802 sqft (74.5 sqm). The raised ground floor consists of a bright and airy double reception featuring a bay window, and a separate kitchen. The two double sized bedrooms and a well proportioned three piece bathroom are situated on the top floor. Presented in excellent decorative order throughout and showcases wooden floors, period features and double-glazed sash windows. Millfields Park is a stones throw away, and as this connects to the River Lee, Hackney Marshes and the Olympic Park, one can easily be in touch with nature, whilst still enjoying the East London experience with local 'buzz-stops' at the nearby Chatsworth Road and Hackney Wick.



Council Tax Band: C





Directions

Viewings

Viewings by arrangement only. Call 020 8986 2743 to make an appointment.

EPC Rating:

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	70	78
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

