

Wild & Co.

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Elmcroft Street, E5 0SQ

This beautifully presented three-double-bedroom mid-terrace period property is located just off Rushmore Road, within the Rushmore School and Millfields catchment areas and within walking distance of Lower Clapton Road, Chatsworth Road and Clapton Station with excellent city links. Light and airy throughout, this characterful family home offers three double bedrooms, two open-plan reception rooms, a spacious kitchen/diner, a bathroom with WC and shower, a ground-floor WC, a stunning south-facing rear garden, a cellar and numerous period features including fireplaces and original wood floorboards. Offered chain-free, early viewing is highly recommended.

Offers In Excess Of £1,250,000 | Freehold

Elmcroft Street, E5 0SQ



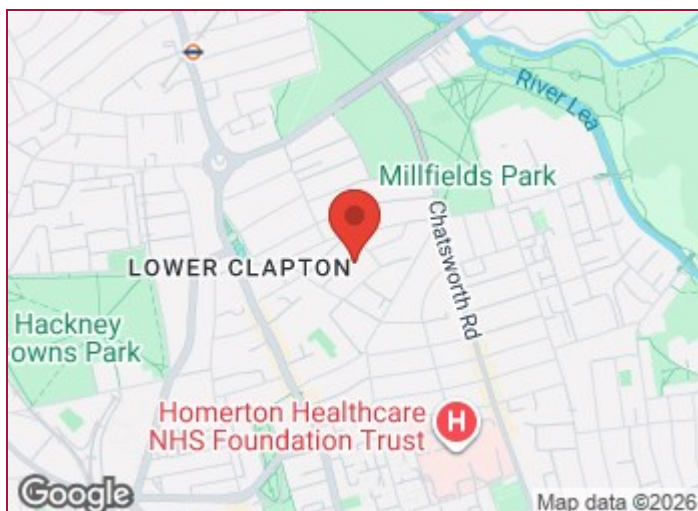
- Mid-terrace period property
 - Family size kitchen/diner
 - Rear south-facing garden
 - Three double bedrooms
 - First floor bathroom/WC/shower & g/f WC
 - Cellar
 - Through receptions
 - Wood floorboards
 - Close to Lower Clapton Road & Chatsworth Road
- Walking distance of Clapton station

Wild & co. are delighted to offer for sale this beautifully presented three-double-bedroom mid-terrace period property is located just off Rushmore Road, within the Rushmore School and Millfields catchment areas and within walking distance of Lower Clapton Road, Chatsworth Road and Clapton Station with excellent city links.

Double glazing
Gas central heating
Cellar
South-facing garden
Cast iron fireplaces

Light and airy throughout, this characterful family home offers three double bedrooms, two open-plan reception rooms, a spacious kitchen/diner, a bathroom with WC and shower, a ground-floor WC, a stunning south-facing rear garden, a cellar and numerous period features including fireplaces and original wood floorboards. Offered chain-free, early viewing is highly recommended.

3 double bedrooms
2 receptions
Fitted family size kitchen/diner
Fitted 1st floor bathroom/WC
Ground floor WC
Fitted carpets throughout



Directions

Directly off Rushmore Road, moments from Lower Clapton Road (A107).



Elmcroft Street- E5

Approximate Gross Internal Area 103.0 m² ... 1108 ft² (excluding cellar, garden)



This Plan is for illustration purpose only and used as general indication of the proposed layout of the property. Dimensions are maximum and approximate and may vary.
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**Wild
& Co.**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		62
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	55	55
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC

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