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Ashenden Road Clapton, London E5

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# Ashenden Road

## Clapton

### London E5

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Spacious three bedroom family home well located moments from Mare Street, Chatsworth Road and popular local schools.



## DESCRIPTION

In need of internal updating and refurbishment this classic terraced Victorian house offers buyers the opportunity to create a dream home to their own specifications. Arranged over two floors the ground floor accommodation comprises, two reception rooms, one with a bay-window; dining room (also with bay-window), and a separate kitchen. Outside there is a sunny 30' south-facing garden. The first floor offers three double bedrooms and a family bathroom. The property is ideally situated for an excellent choice of outstanding primary and secondary schools, with at least 10 within 3-25 minutes walking distance. Ashenden Road is also in close proximity to Mare Street, vibrant Chatsworth Road and Homerton, regarded as Hackney's new creative hub. Westfield Shopping Centre, and the Olympic Park are close by, and there are good transport links to The City and West End, with numerous good bus routes and trains from stations at Homerton, Clapton and Hackney Central.

Freehold

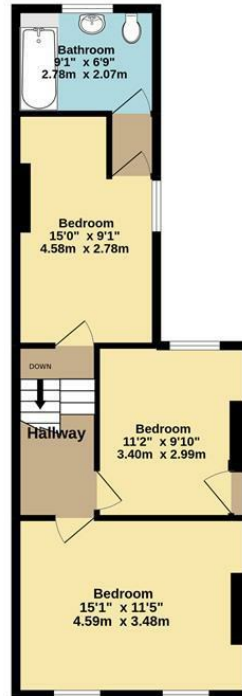
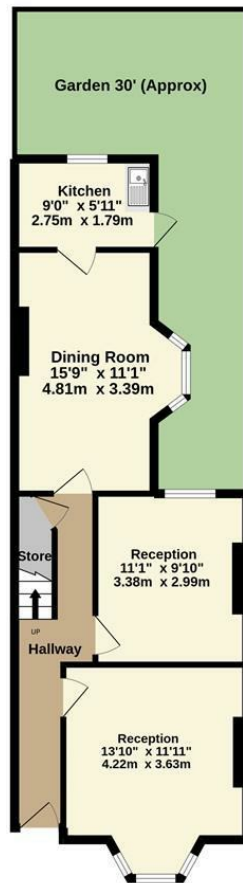
Offers In The Region Of £799,995





Ground Floor  
541 sq.ft. (50.2 sq.m.) approx.

1st Floor  
526 sq.ft. (48.9 sq.m.) approx.



TOTAL FLOOR AREA: 1067 sq.ft. (99.1 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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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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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n16@nextmove.com  
020 7254 9709  
63-65 Stoke Newington Church Street,  
London N16 0AR

nextmove.com