



Total Approx. Floor Area 577 Sq.Ft. (53.6 Sq.M.)

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



Charnwood Street E5 8SN

£375,000 Leasehold

nextmove.com

Property Misdescriptions Act 1991  
These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are given only as a guide and services & appliances have not been tested. Purchasers are advised to appoint their own Surveyors & Conveyancers to satisfy themselves on all matters concerning any purchase.

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- Two Bedroom Flat
- Generous Living Room
- Second Floor, Lift Access
- Separate Kitchen
- Ex-Local Authority
- Excellent Transport Links

Spacious two bedroom ex-local authority flat situated moments from local shops and transport links. Set on the second floor of a well-kept low-level block the property offers spacious rooms and benefits from attractive cast-iron radiators. The accommodation comprises a generous living room; kitchen with smart units and integral cooker, hob and extractor; stylish modern bathroom and two double bedrooms, one with built-in wardrobe.

Charnwood Street is located just off Northwold Road, moments from the scenic River Lea and green open spaces of Springfield Park. Vibrant Chatsworth Road and Stoke Newington Church Street's eclectic array of independent shops, pubs, coffee bars and eateries are within easy walking distance. There are excellent transport connections to The City and West End with numerous good bus routes, and trains from Clapton Station (Overground) taking about 10 minutes to Liverpool Street.

