

Warmington Close, London, E5 0BX Offers In Excess Of £600,000 Freehold

Kings Group are pleased to offer this SUPERB FREEHOLD THREE BEDROOM HOUSE located in the popular LOWER CLAPTON AREA. This well presented property comprises of A VERY SPACIOUS LOUNGE, a well equipped kitchen with access to private garden, downstairs WC, THREE DOUBLE BEDROOMS, a three piece bathroom suite on the second floor. In addition, the property benefits from an abundance of storage, double glazed windows, residential parking making this an excellent family home or buy to let investment.

Situated in the heart of Clapton, moments away from Hackney Marshes and Millfields Park for some entertaining days out. The property is also within a mile of Lea Bridge Station, Clapton Station and Homerton Station allowing easy access to the city, as well as bus routes to multiple locations. Lea Bridge Road and Chatsworth Road are minutes away offering a multitude of local amenities, places to eat and to shop, as well as bars and restaurants to enjoy. It is also very close to Hackney Central, Dalston and the Homerton Area.

Please call to book a viewing on 0208 510 0808.

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attached, wall mounted wash basin, low level W.C, tiled flooring.

Garden 13'1 (3.99m)

Concrete paving, rear access.

Entrance

Front door to hallway

Hallway

Stairs to first floor landing, storage cupboard.

Downstairs W.C

Double glazed window to front aspect, wall mounted wash basin with tiled splash back, low level W.C, tiled flooring.

Kitchen 16'6 x 11'10 (5.03m x 3.61m)

Double glazed window to rear aspect, double radiator, tiled splash backs, range of base and wall units with roll top work surfaces, stainless steel sink and drainer unit, space for freestanding gas cooker and fridge/freezer, plumbed for washing machine and dishwasher, power points, laminate flooring, door leading to garden.

First Floor Landing

Stairs to second floor landing.

Lounge 16'8 x 11'9 (5.08m x 3.58m)

Double glazed window to rear aspect, dado rail, TV point, power points, carpeted flooring.

Bedroom One 11'10 x 9'8 (3.61m x 2.95m)

Double glazed window to front aspect, double radiator, power points, laminated flooring.

Second Floor Landing

Bedroom Two 11'9 x 10'3 (3.58m x 3.12m)

Double glazed window to rear aspect, double radiator, power points, laminated flooring.

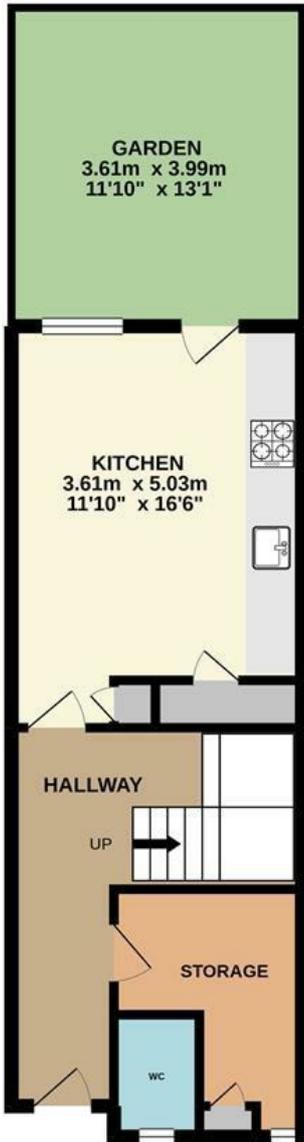
Bedroom Three 11'9 x 9'7 (3.58m x 2.92m)

Double glazed window to front aspect, double radiator, power points, laminated flooring.

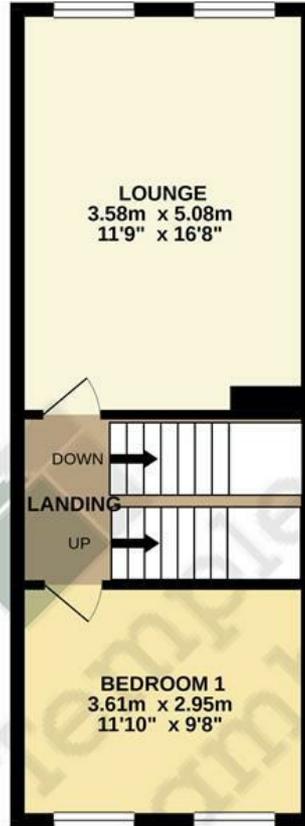
Bathroom

Part tiled walls, panel enclosed bath with shower

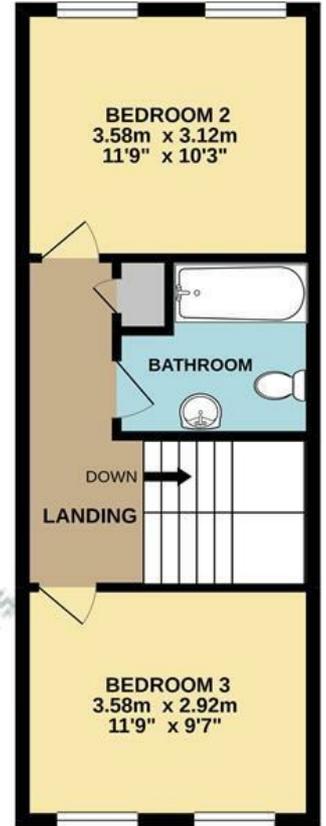
GROUND FLOOR
36.0 sq.m. (388 sq.ft.) approx.



1ST FLOOR
36.0 sq.m. (388 sq.ft.) approx.



2ND FLOOR
36.0 sq.m. (388 sq.ft.) approx.



TOTAL FLOOR AREA: 108.0 sq.m. (1163 sq.ft.) 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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