



www.kings-group.net

326 Mare Street
London E8 1HA
Tel: 0208 510 0808

Cotesbach Road, London, E5 9QJ
Guide Price £600,000

- Two Bedroom Period Conversion
- Chain Free
- Recently refurbished throughout
- Option to purchase the Share of Freehold
- Walking distance to Clapton Overground Station

Guide Price - £600,000 - £630,000

Kings Group - Hackney are pleased to offer For Sale on a CHAIN FREE basis, this TWO BEDROOM APARTMENT on Cotesbach Road, London, E5. Set across the first and second floors of this mid terrace period conversion. Recently refurbished throughout, the property is comprised of two bedrooms, family bathroom, additional WC, Lounge and Kitchen/Diner. The property offers potential to extend (STPP) into the loft. Nearby are a number of local shops and amenities including Tesco Express. The property is also within walking distance of Clapton Overground Station, as well as offering ease of access to the A10 & A12. An ideal residential or investment purchase, the flat falls within the catchment area of sought after local schools including Millfields Community School and Baden-Powell School. To arrange a viewing, please do not hesitate to get in touch.

Leasehold information:

Lease Remaining - 85 years

Service Charge - £500/year

Ground Rent - £100/year

Council Tax - Band C

Lounge

10'2" x 15'5" (3.1m x 4.7m)

Kitchen/Diner

10'5" x 12'2" (3.2m x 3.72m)

Bedroom One

10'8" x 12'7" (3.26m x 3.86m)

Bedroom Two

9'1" x 6'5" (2.78m x 1.96m)

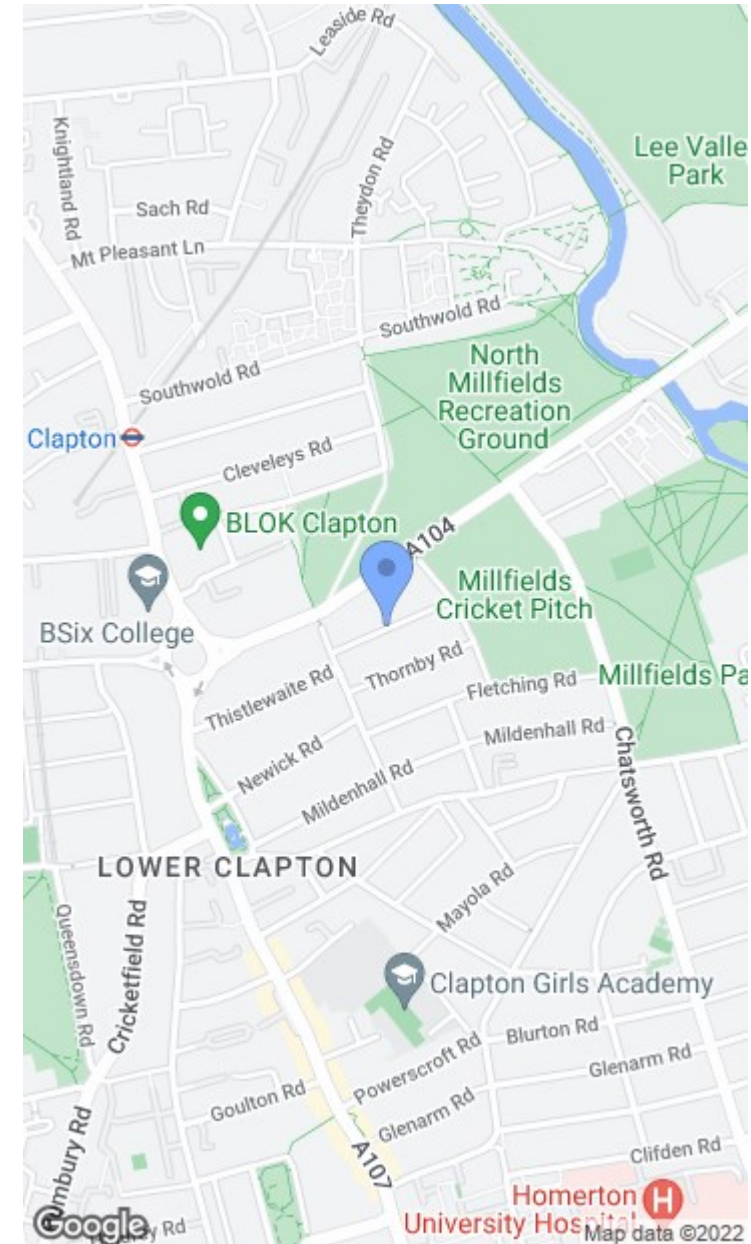
Family Bathroom

7'5 x 6'0 (2.26m x 1.83m)

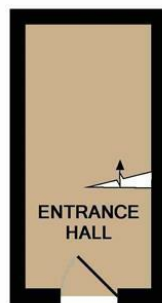
Additional W.C.

6'0 x 2'4 (1.83m x 0.71m)

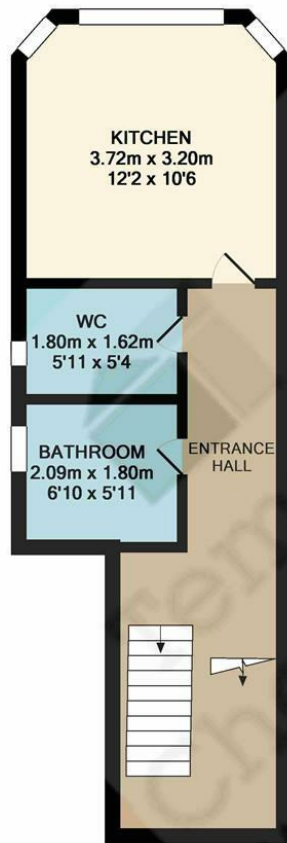
- Leasehold
- Potential to extend (STPP) into the loft
- Catchment of Millfields Community School
- Total Floor Area: 68m2



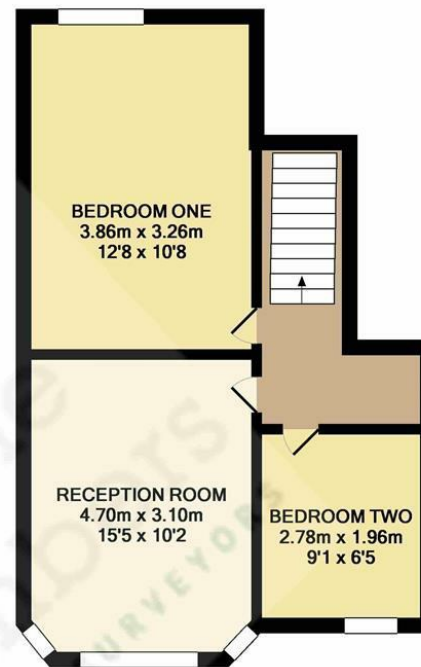




GROUND FLOOR



SPLIT-LEVEL



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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
Made with Metropix ©2018

