

www.kings-group.net

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

Nightingale Road, London, E5 8NB
Guide Price £1,000,000

KINGS GROUP are pleased to present a delightful FOUR DOUBLE BEDROOM property with TWO RECEPTION ROOMS, DINING ROOM, A SPACIOUS KITCHEN, GROUND FLOOR SHOWER ROOM in addition to a FAMILY BATHROOM and a convenient SEPARATE W.C.

The property is laid out over two floors and also benefits from a GARAGE and a 60ft tidy GARDEN. Nightingale also has GAS CENTRAL HEATING (Untested) and DOUBLE GLAZED WINDOWS throughout.

This property is based in the heart of Hackney and a few minutes from Clapton Common and Clapton Pond, with convenient local amenities within easy reach and a variety of eateries and bars to enjoy locally.

TRANSPORT LINKS are a stones throw away, CLAPTON OVERGROUND STATION can be reached within ten minutes or RECTORY ROAD OVERGROUND STATION is approximately twenty minutes in the opposite direction and numerous Bus links around London are easily accessible.

Please call us to arrange a viewing: 020 8510 0808

RECEPTION ONE
17'10" x 12'5" (5.46 x 3.80)

RECEPTION TWO
18'3" x 12'5" (5.58 x 3.80)

DINING ROOM
17'4" x 8'11" (5.30 x 2.72)

KITCHEN
11'5" x 8'11" (3.49 x 2.72)

GROUND FLOOR SHOWER ROOM

BEDROOM ONE
17'11" x 11'9" (5.48 x 3.60)

BEDROOM TWO
14'10" x 13'7" (4.54 x 4.15)

BEDROOM THREE
10'5" x 8'11" (3.19 x 2.72)

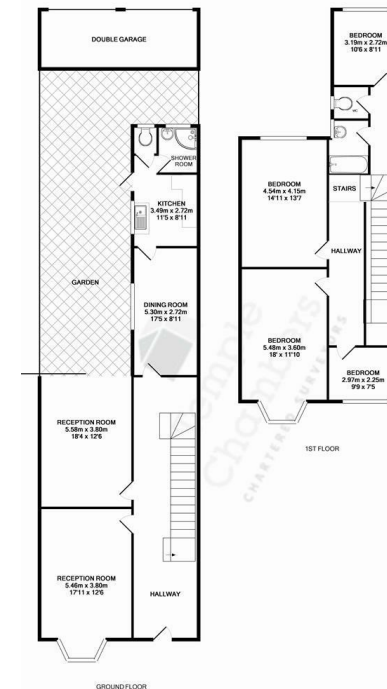
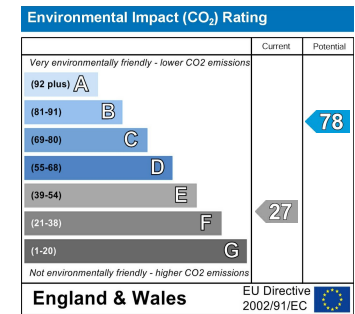
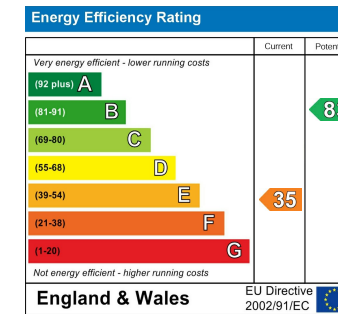
BEDROOM FOUR
9'8" x 7'4" (2.97 x 2.25)

BATHROOM

SEPARATE W/C

GARDEN
approx 60'0" (approx 18.29)

GARAGE



TOTAL APPROX. FLOOR AREA: 188.92 SQ.M. (1710 SQ.FT.)
 Whilst every effort has been made to ensure the accuracy of the floor area measurement, measurements are taken to the best of our knowledge and are not intended to be used for any legal or financial purposes. The floor area is for information only and should not be used for any other purpose. The floor area is for information only and should not be used for any other purpose. The floor area is for information only and should not be used for any other purpose. Made with Metaplan 102116

