

Wild & Co.

wildandco.uk



Powell Road, Lower Clapton, E5 8DJ

A beautifully presented garden apartment in a striking period residence. Located in the popular Lower Clapton environs, part of the rich tapestry of cosmopolitan life in Hackney. Hackney offers a myriad of independent retailers, restaurants, cafes and bars which all adds to the vibrancy of the area.

Transport facilities are close at hand with numerous bus routes as well as a choice of three overground train stations within walking distance.

The apartment consists of a well proportion light reception room, with bay window to the front. An inner hallway leads to a capacious kitchen, with direct access to the rear garden. The inner hallway also leads to a bright larger than expected double bedroom also with access to the rear garden. And lastly a good size bathroom.

Apartments of this quality rarely come to the market and early viewing is highly recommended.

Guide Price £400,000 | Leasehold - Share of Freehold

Powell Road, Lower Clapton, E5 8DJ



- Period conversion.
- Close to public transport.
- Prime location.
- Private garden.
- Bohemian atmosphere.
- Well proportioned rooms.
- Vibrant night life.

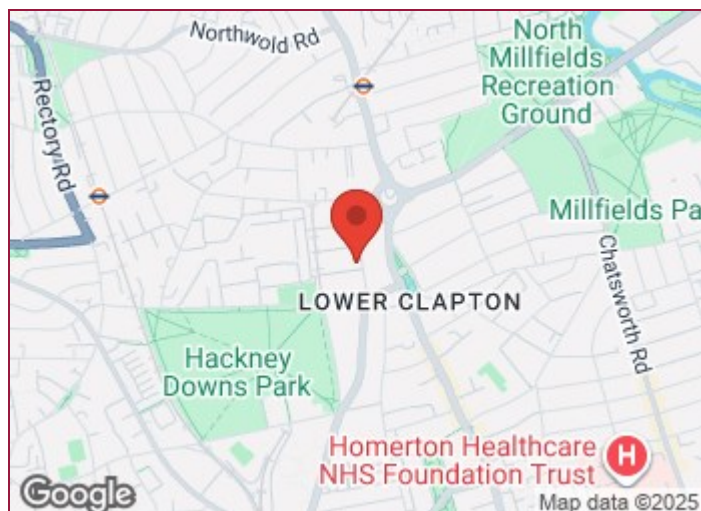
Lower Clapton, Hackney, London

Bright spacious garden flat.

Part of a Victorian villa.

Well situated for transport facilities.

Local amenities close by.



Directions

Powell Road is accessed directly from Downs Road by car or from Kenninghall Road as well if walking or cycling.

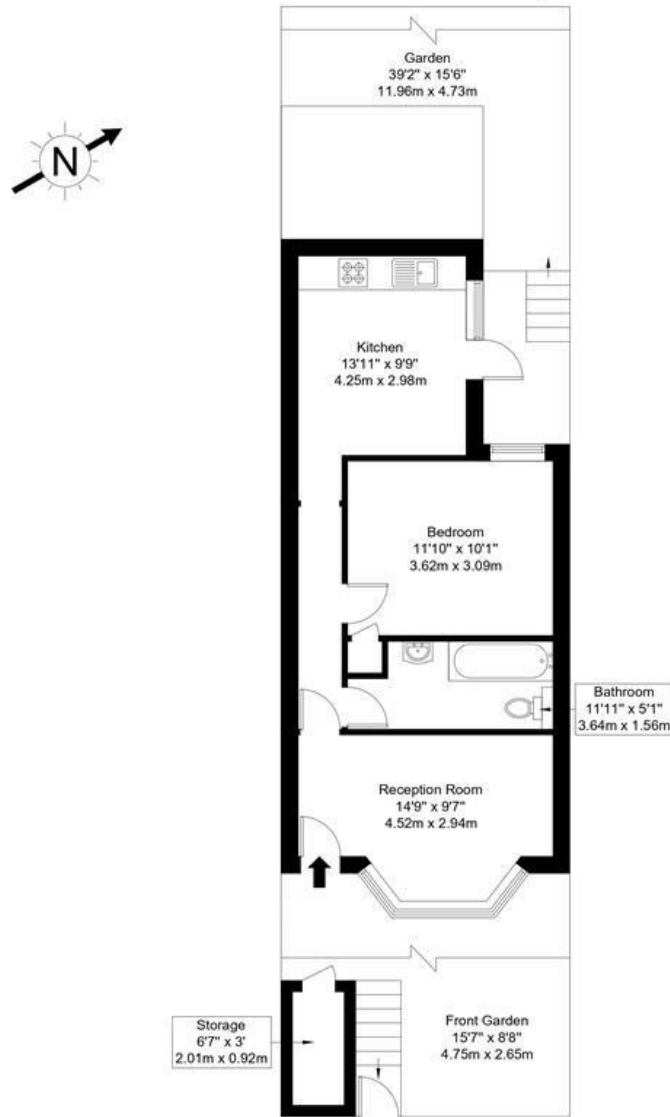


Powell Road, E5 8DJ

Approx Gross Internal Area = 44.2 sq m / 476 sq ft

Storage = 1.9 sq m / 20 sq ft

Total = 46.1 sq m / 496 sq ft



Lower Ground Floor

Ref :

Copyright

**BLEU
PLAN**

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan.

If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.
Copyright @ BleuPlan

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
74	79
England & Wales	
EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions	
74	79
England & Wales	
EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.