

Wild & Co.

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Clarence Place, E5 8HY

Victorian pub conversion, first floor 2-bedroom apartment moments from Clapton Square and a short stroll away from Mare Streets amenities with independent cafés, restaurants, and shopping facilities. Walking distance to Hackney Downs and Hackney Central Overground lines to Stratford, Highbury & Islington and Liverpool Street, good bus links provide an easy commute into Euston and Oxford Circus. Comprises 2 double bedrooms, a south-westerly facing open plan reception/kitchen and contemporary shower room. Ideal first time or buy to let purchase, early viewing recommended.

Offers In Excess Of £350,000 | Leasehold

Clarence Place, E5 8HY



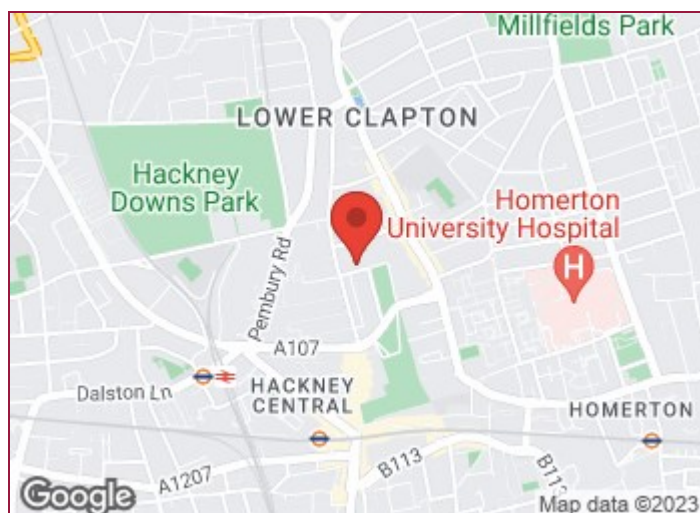
- Victorian pub conversion
- Shower room/WC
- Close to Hackney Central Station, also a short walk from Hackney Downs Park & Station (City link)
- No chain
- 2 Bedroom 1st Floor Flat
- Wooden floors
- Off Mare Street (A107) moments from the Narrow Way
- Fitted Kitchen, open plan lounge
- Corner of Clarence Place, leading to Clapton Square
- Recently redecorated

Wild & Co. are pleased to offer for sales this Victorian pub conversion, first floor 2-bedroom apartment.

Moments from Clapton Square and a short stroll away from Mare Streets amenities with independent cafés, restaurants, and shopping facilities. Walking distance to Hackney Downs and Hackney Central Overground lines to Stratford, Highbury & Islington and Liverpool Street, good bus links provide an easy commute into Euston and Oxford Circus.

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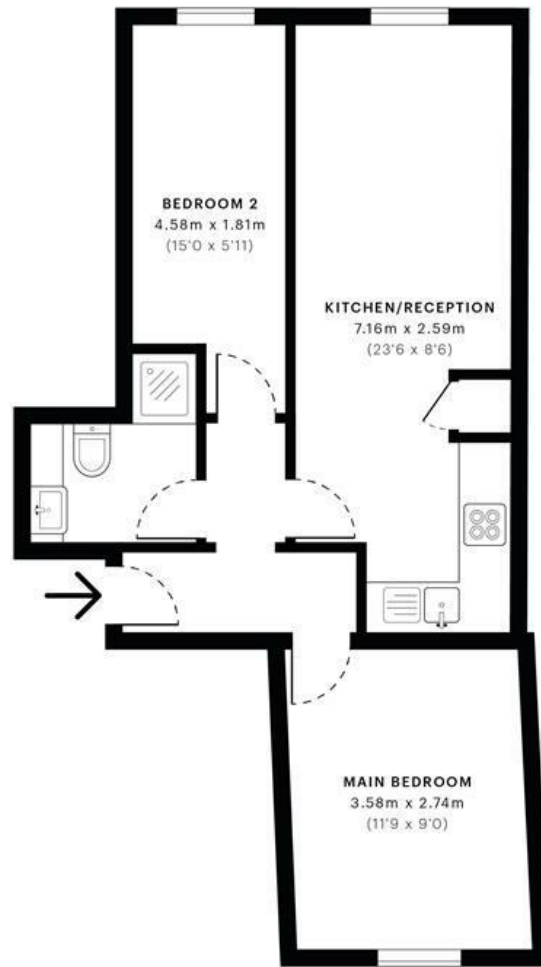
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Directions

Corner of Clarence Rd & Clarence Place, leading to Clapton Square.





— First Floor

GROSS INTERNAL AREA (GIA)
The footprint of the property
43.96 sqm / 473.18 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes washrooms, restricted head height
41.68 sqm / 448.64 sqft

EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.
0.00 sqm / 0.00 sqft

RESTRICTED HEAD HEIGHT
Limited use area under 1.5 m
0.00 sqm / 0.00 sqft



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 3B RESIDENTIAL 44.01 sqm / 473.72 sqft
IPMS 3C RESIDENTIAL 41.73 sqm / 449.18 sqft
SPEC ID 600563a7326c090dce49a4f5

| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | 85 |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | 62 | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| 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 | | | |
| 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.