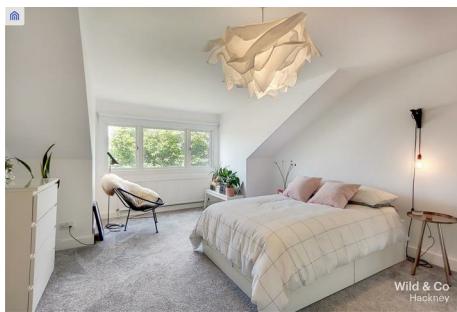


Wild & Co.

wildandco.uk



Goulton Road, E5 8HA

LARGE ONE BEDROOM TOP FLOOR CONVERSION FLAT TO RENT. Situated directly off Lower Clapton Road & easy walking distance of Mare St, Hackney Central & Hackney Downs Stations. Lounge, open plan kitchen, bathroom/WC. Benefiting from: double glazing throughout, gas central heating, built-in wardrobes, extensive eaves storage, over 712sq ft. AVAILABLE 02/09/19 - CONTACT US TO ARRANGE A VIEWING !

£1,650 Per Month |

Goulton Road, E5 8HA



- Double bedroom
- Bathroom/WC
- Built-in wardrobes & extensive eaves storage
- Available 2nd September 2019
- Lounge
- Double glazing throughout
- In excess of 712sq ft.
- Open plan kitchen
- Gas central heating
- Easy walking distance of Mare St, Hackney Central & Hackney Downs Stations

Wild & Co. are pleased to offer for rent this: LARGE ONE BEDROOM TOP FLOOR CONVERSION set within this double fronted period property.

Situated directly off Lower Clapton Road, walking distance of Mare Street, Hackney Central & Hackney Downs Stations.

Benefiting from: double glazing throughout, gas central heating, built-in wardrobes, extensive eaves storage, over 712sq ft.

Entrance: via communal door, stairs leading to top floor and own front door.

Half landing: sash window to rear aspect, fitted carpet, stairs to top floor.

Hallway: fitted carpet, radiators, doors to:

Lounge Area 15' x 13'6: large double glazed window to rear aspect, sash window to side aspect, wood flooring, radiator.

Open Plan Kitchen 15' x 7'2: comprising of base-mounted units with work tops, sink unit with mixer tap & drainer, built-in washer, dryer, fridge/freezer, dishwasher, wall-mounted boiler, plumbed for washing machine, kitchen island with built-in electric oven and gas hob.

Bathroom/WC: white three piece suite comprising of side panel bath with thermostatically controlled shower, low-flush WC, wash hand basin with mixer tap, radiator, lino flooring, extractor, shaving point.

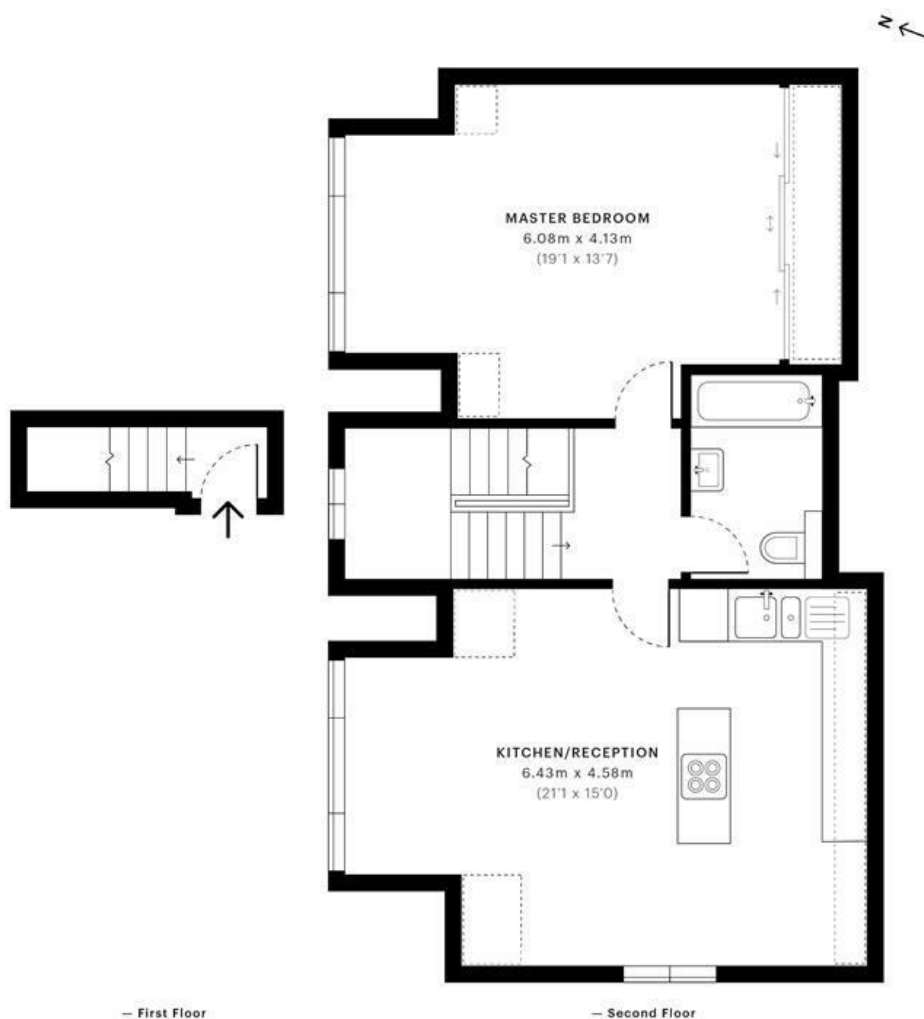
Bedroom 17'6 x 13'6: double glazed window to rear aspect, radiator, fitted carpet, fitted wardrobe & cupboard space.

AVAILABLE 2nd SEPTEMBER 2019 - CONTACT US TO ARRANGE A VIEWING !



Directions





GROSS INTERNAL AREA
The footprint of the property
63.2 Sqm / 680.5 Sqft

NET AREA (INTERNAL)
Excludes walls and external features
56.8 Sqm / 611.8 Sqft

EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.
0.0 Sqm / 0.0 Sqft

RESTRICTED HEAD HEIGHT
Limited use area under 1.5m
6.3 Sqm / 68.3 Sqft



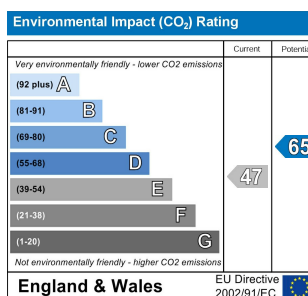
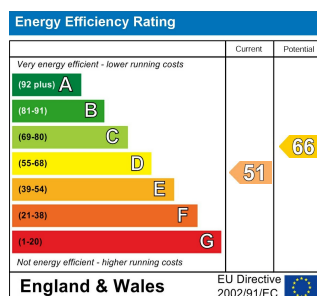
Spec floor plans are produced in accordance with the Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and are excluded from all area calculations. Due to rounding, numbers may not add up precisely.



IPMS 3B RESIDENTIAL
58.4 Sqm / 628.3 Sqft

IPMS 3C RESIDENTIAL
56.9 Sqm / 612.6 Sqft

RPEC ID
5d2ef6b1f2eeb909fa989b80



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.