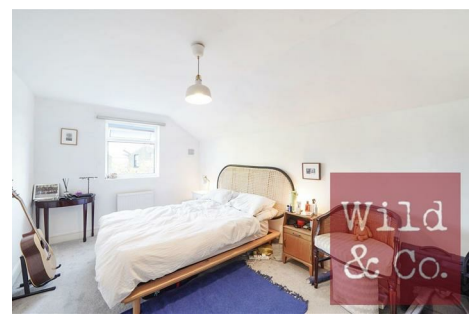


Wild & Co.

wildandco.uk



Powerscroft Road, Lower Clapton, E5 0PP

2 Double bedroom split level period conversion, arranged over first floors, situated on the sought after residential road, prime location of Lower Clapton. Within easy walking distance of 'The narrow way' Mare Street, Hackney Central Overground Station (direct link to Highbury & Islington). Moments from Chatsworth Road and a short walk from Millfields Park and The River Lea offering beautiful walks and cycle rides. Benefiting from; large lounge to front, fitted kitchen, bathroom and 2 double bedrooms. Offered with Share of Freehold and no chain, ideal first time or buy to let purchase, early viewing recommended.

Guide Price £600,000 | Leasehold - Share of Freehold

Powerscroft Road, Lower Clapton, E5 0PP



- 2 Double bedroom split level period conversion
- Arranged over first floors
- Sought after residential road, prime location of Lower Clapton
- Within easy walking distance of 'The narrow way' Mare Street & Hackney Central Overground Station
- Short walk from Millfields Park and The River Lea
- Large lounge to front
- Fitted kitchen & bathroom
- Share of Freehold
- Chain free
- Ideal first time or buy to let purchase

Full description:

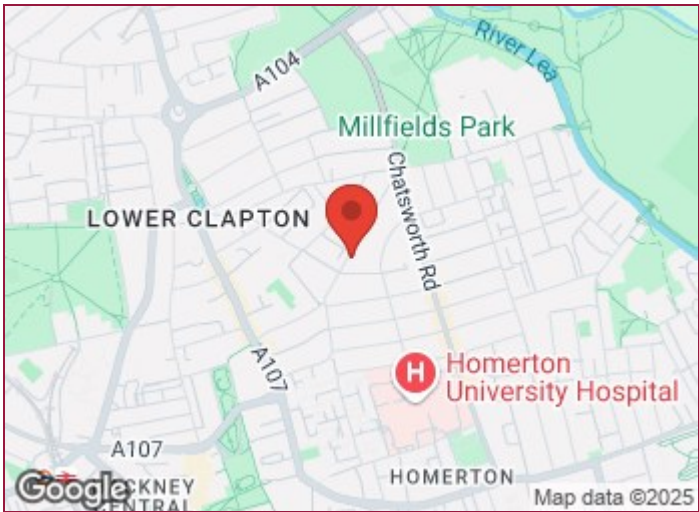
Wild & Co. are pleased to offer for sale this: 2 Double bedroom split level period conversion, arranged over first floor, situated on the sought after residential road.

Prime location of Lower Clapton, within easy walking distance of 'The narrow way' Mare Street, Hackney Central Overground Station (direct link to Highbury & Islington). Moments from Chatsworth Road and a short walk from Millfields Park and The River Lea offering beautiful walks and cycle rides.

Benefiting from; large lounge to front, fitted kitchen, bathroom and 2 double bedrooms.

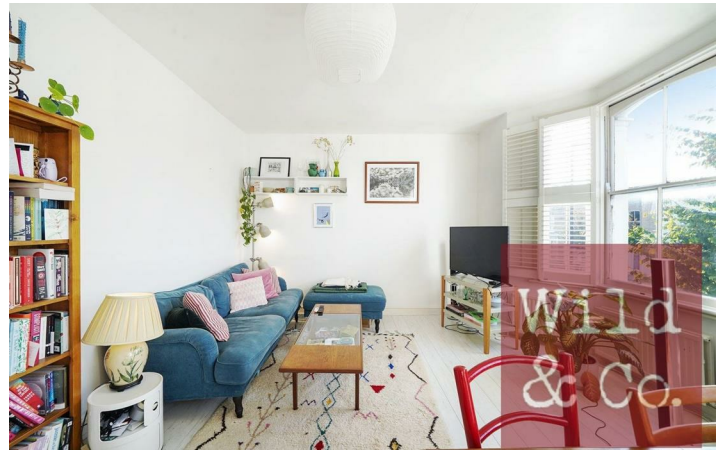
Offered with share of Freehold and no chain, ideal first time or buy or let purchase.

Early viewing recommended.



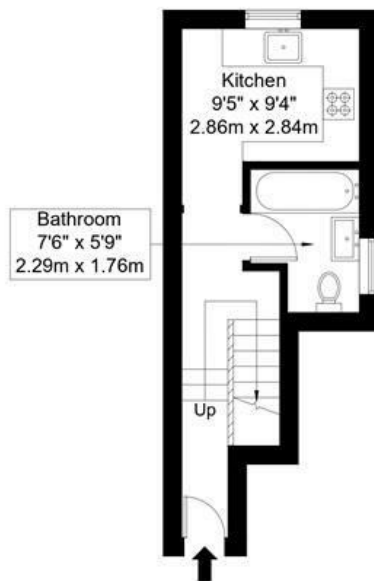
Directions

Directly off Lower Clapton road, (A107), leading to

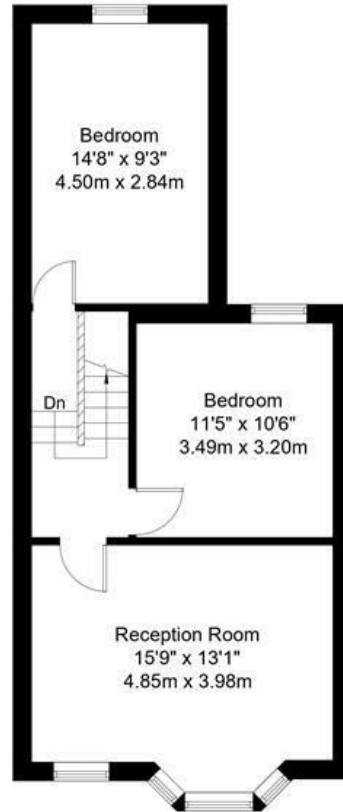


Powerscroft Road, E5 0PP

Approx Gross Internal Area = 66.26 sq m / 713 sq ft



Ground Floor



First 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. 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 | | | 78 |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | 66 | |
| (39-54) E | | | |
| (21-38) F | | | |
| (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.