

Wild & Co.

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Downs Road, E5 8DA

This exceptional two double bedroom split-level apartment is situated on the 1st and 2nd floors of this Victorian conversion, boasting two spacious decked terraces.

Hackney Downs and Clapton Stations provide easy commutes into Liverpool Street. Unfurnished and available from 14th October 2021.

£2,300 Per Month |

Downs Road, E5 8DA



- Exceptional two double bedroom split-level apartment
- Open plan reception and modern, fully fitted kitchen area
- Lower Clapton Road and Chatsworth Road are both easily accessible
- Two spacious decked terraces.
- Dual aspect windows and a skylight allow light to spill in
- Hackney Downs and Clapton Stations provide easy commutes into Liverpool Street
- Contemporary family bathroom
- Located next to Clapton Pond and Hackney Downs Park
- Available from 14th October 2021

Entering the apartment, you're welcomed by a bright reception area, with access to one of the two terraces. Both bedrooms are located on this floor, along with a contemporary family bathroom. A wooden staircase takes you up to an open plan reception and modern, fully fitted kitchen area which makes for a great entertaining space, flowing through to the final terrace. Dual aspect windows and a skylight allow light to spill in throughout.

Downs Road is well located next to Clapton Pond and just a stones throw from Hackney Downs Park. Lower Clapton Road and Chatsworth Road are both easily accessible and offer an impressive array of independent shops, restaurants, cafes, and bars; Palm 2, P. Franco, Jim's Café, L'Epicerie, just to name a few.



Directions

South of Clapton Station over Lea Bridge Roundabout and right at the traffic lights adjacent to Clapton Pond.



Downs Road- E5

Approx. Gross Internal Area 89.7sqm / 9655 sqf



This Plan is for illustration purpose only and used as general indication of the proposed layout of the property. Dimensions are maximum and approximate and may vary.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		60	60
(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		64	64
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

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