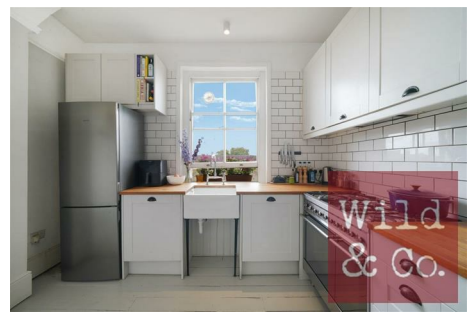


# Wild & Co.

wildandco.uk



## Northumberland Mansions, Lower Clapton Road, E5 0QX

This beautifully presented and recently redecorated three-bedroom mansion flat offers bright and modern accommodation throughout, ideally located just moments from the green open spaces of Hackney Downs. The property enjoys a popular and well-connected location, with a wide range of shops, cafes, and amenities available nearby on Lower Clapton Road. The spacious interior comprises a large separate lounge, a generous kitchen/diner, a bathroom/WC, and three double bedrooms. Offered with no onward chain, this property is perfect for first-time buyers or buy-to-let investors. Early viewing highly recommended.

**Guide Price £625,000 | Leasehold**

# Northumberland Mansions, Lower Clapton Road, E5 0QX



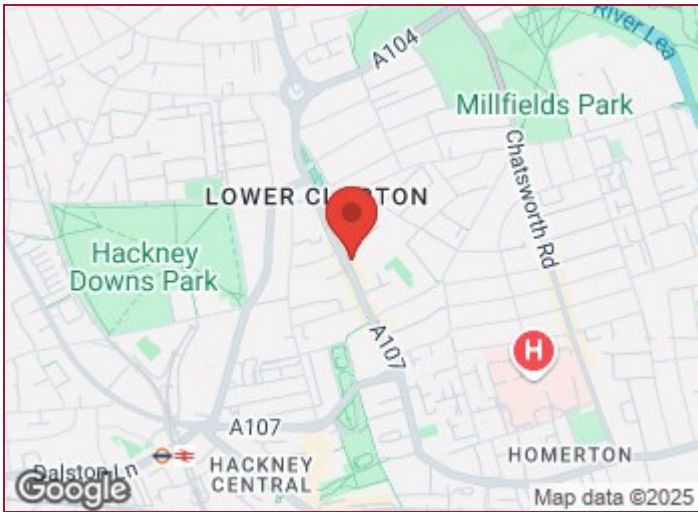
- Three-bedroom mansion flat
- Generous kitchen/diner
- Perfect for first-time buyers or buy-to-let investors
- Moments from Hackney Downs Park
- Bathroom/WC
- Early viewing highly recommended
- Large separate lounge
- Offered with no onward chain,
- Recently redecorated

Wild & Co. are delighted to offer for sale this: beautifully presented and recently redecorated three-bedroom mansion flat offers bright and modern accommodation throughout, ideally located just moments from the green open spaces of Hackney Downs.

The property enjoys a popular and well-connected location, with a wide range of shops, cafes, and amenities available nearby on Lower Clapton Road. The spacious interior comprises a large separate lounge, a generous kitchen/diner, a bathroom/WC, and three double bedrooms.

Offered with no onward chain, this property is perfect for first-time buyers or buy-to-let investors.

Early viewing highly recommended.



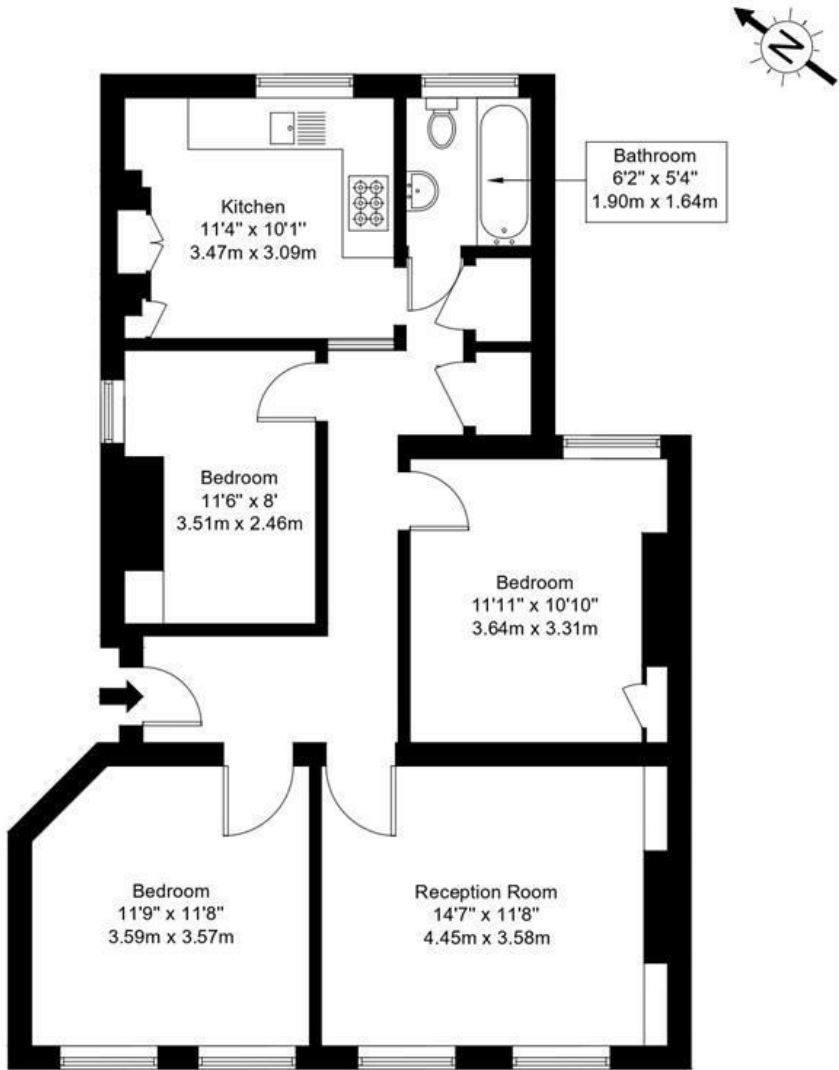
**Directions**  
Directly on Lower Clapton Road (A107)





# Lower Clapton Road, E5 0QX

Approx Gross Internal Area = 80.1 sq m / 862 sq ft



Second 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) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|-----------------------------------------------------------------|-------------------------|-----------|
|                                                                 | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92 plus) <b>A</b>                                              |                         |           |
| (81-91) <b>B</b>                                                |                         |           |
| (69-80) <b>C</b>                                                |                         |           |
| (55-68) <b>D</b>                                                |                         |           |
| (39-54) <b>E</b>                                                |                         |           |
| (21-38) <b>F</b>                                                |                         |           |
| (1-20) <b>G</b>                                                 |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| <b>England &amp; Wales</b>                                      | 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 firms employment has the authority to make or give any representation or warranty in respect of the property.