

Wild & Co.

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Shellness Road, E5 8JU

Superb 3-Bedroom Split-Level Maisonette with South-Facing Balcony.

A beautifully presented three-bedroom split-level maisonette, arranged over the top two floors, featuring a private south-facing balcony. Ideally located just moments from the vibrant Narrow Way of Mare Street, and within walking distance of both Hackney Central and Hackney Downs stations.

This bright and airy home has been tastefully modernised by the current owner and offers spacious family accommodation, including: modern fitted kitchen, contemporary bathroom/WC, generous lounge, three well-proportioned bedrooms, private south-facing balcony. Offered with no onward chain, this property is perfect for first-time buyers or investors alike. Priced to sell — early viewing highly recommended!

Offers In Excess Of £525,000 | Leasehold

Shellness Road, E5 8JU



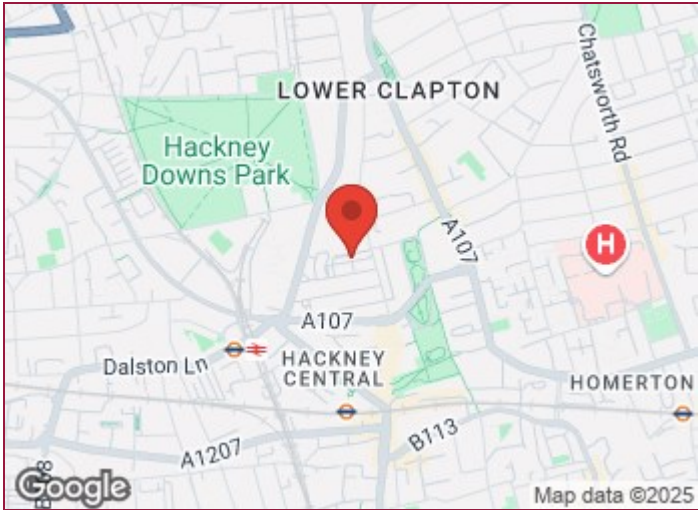
- Superb 3-Bedroom Split-Level Maisonette
- Moments from the vibrant Narrow Way of Mare Street
- Modern fitted kitchen
- Offered with no onward chain - priced to sell
- Arranged over the top two floors
- Walking distance of both Hackney Central and Hackney Downs stations
- Contemporary bathroom/WC,
- South-Facing Balcony
- Tastefully modernised by the current owner
- Generous lounge

Wild & Co. are delighted to offer for sale this: Superb 3-Bedroom Split-Level Maisonette with South-Facing Balcony. property is perfect for first-time buyers or investors alike. Priced to sell — early viewing highly recommended!

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This bright and airy home has been tastefully modernised by the current owner and offers spacious family accommodation, including:

- Modern fitted kitchen
- Contemporary bathroom/WC
- Generous lounge
- Three well-proportioned bedrooms
- Private south-facing balcony
- Offered with no onward chain, this



Directions
Directly off Clarence Road.

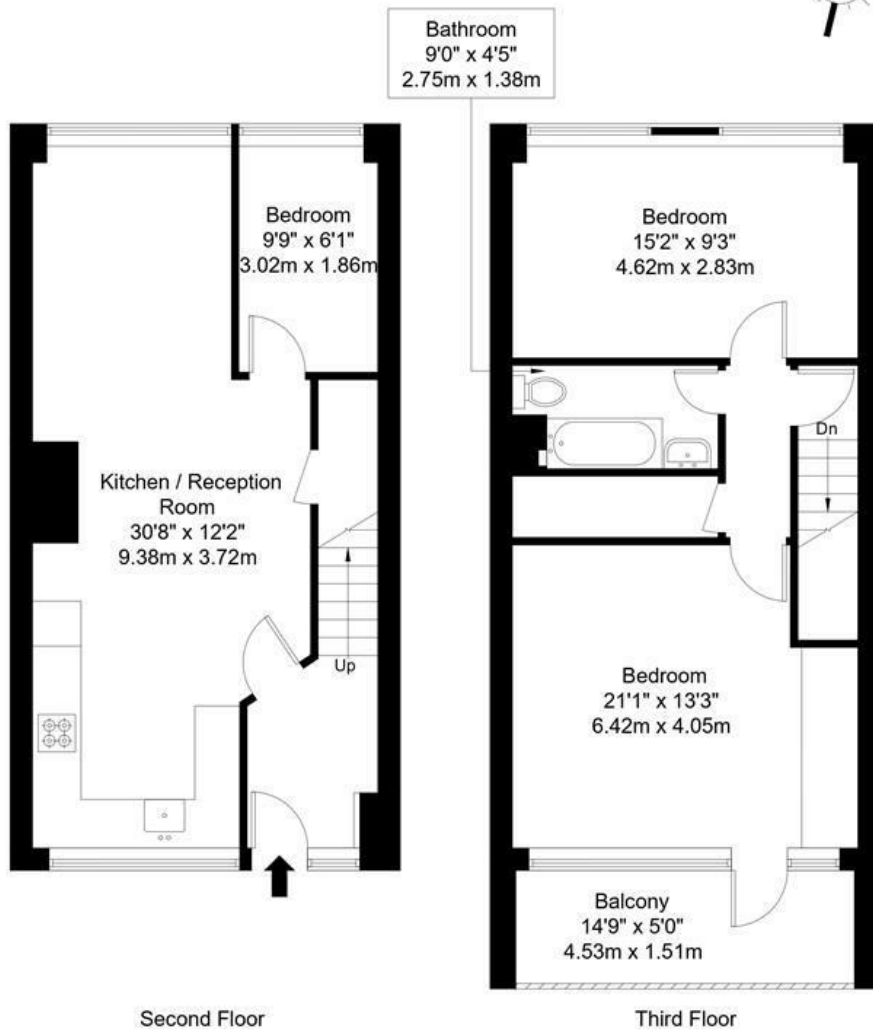


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Approx Gross Internal Area = 86.68 sq m / 933 sq ft

Balcony = 6.84 sq m / 74 sq ft

Total = 93.52 sq m / 1007 sq ft



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.

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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	
(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

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