



Downs Road, E5 8DD

2 Bedroom lower ground floor period conversion, with rear patio garden and own front door. Situated in prime location on this residential road, moments from Hackney Downs Park and walking distance of Hackney Downs Station, Hackney Central Station, and Clapton Station (direct City links). Recently redecorated with new wood laminated flooring, benefiting from large open plan lounge with Sash bay window and fireplace, open to fitted kitchen, double & single bedrooms and 2 x shower room/WC's. Offered with an extended lease to 158 years and no chain, ideal first-time purchase or buy to let. Early viewing recommended.

Offers In Excess Of £450,000 | Leasehold

Downs Road, E5 8DD



- 2 Bedroom lower ground floor period conversion
- Walking distance of Hackney Downs, Hackney Central and Clapton Stations
- Open to fitted kitchen
- No chain
- Rear patio garden & own front door
- Recently redecorated with new wood laminated flooring
- 2 x Shower room/WC's
- Moments from Hackney Downs Park
- Large open plan lounge with Sash bay window and fireplace
- 158 year lease

Full description

Wild & Co. are pleased to offer for sale this: 2 Bedroom lower ground floor period conversion, with rear patio garden and own front door.

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Directions

Off Queensdown Rd (Pedestalised access) & Powell Rd.



Downs Road- E5

Approximate Gross Internal Area 56.9 m² ... 612 ft² (excluding terrace)



LOWER GROUND

Wild
& Co.

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 | | |
| (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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