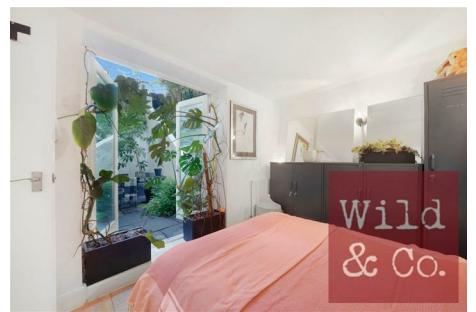


Wild & Co.

wildandco.uk



Goulton Road, E5 8HA

Superb One-Bedroom Period Garden Conversion.

Set within an attractive double-fronted period property, this charming one-bedroom garden conversion occupies a sought-after residential road just off Lower Clapton Road. Ideally located within moments of Hackney Downs Park and within easy walking distance of Hackney Downs Station, Hackney Central Station, and the vibrant amenities of Mare Street.

Guide Price £450,000 | Leasehold

Goulton Road, E5 8HA



- One-bedroom period conversion
 - Secluded patio garden
 - Fitted kitchen & Shower/WC
 - Ideal first time purchase
- Attractive double-fronted property
 - Double bedroom with garden access
 - Chain free
- Private side entrance and front door
 - Bright reception room
 - Excellent location close to Hackney Downs Park, Hackney Downs Station, Hackney Central Station & Mare Street

Elegant Period Garden Conversion with Private Secluded Patio

Occupying the lower ground floor of an impressive double-fronted period residence, this beautifully presented one-bedroom garden conversion offers a rare combination of character, privacy, and outdoor living in the heart of vibrant Hackney.

Set on a highly desirable residential street just off Lower Clapton Road, the property enjoys an enviable location moments from Hackney Downs Park and within easy walking distance of Hackney Downs Station, Hackney Central Station and the popular shops, cafés and restaurants along Mare Street.

Accessed via a private side entrance, the home immediately impresses with a secluded Mediterranean-inspired patio garden, creating a tranquil outdoor retreat rarely found in such a central location. The accommodation comprises a welcoming reception room, a generous double bedroom with direct access to the garden, a fitted kitchen, and a

contemporary shower room.

Offering excellent proportions, independent access and delightful outdoor space, this charming property represents an exceptional opportunity for first-time buyers, professionals or investors seeking a distinctive Hackney home.

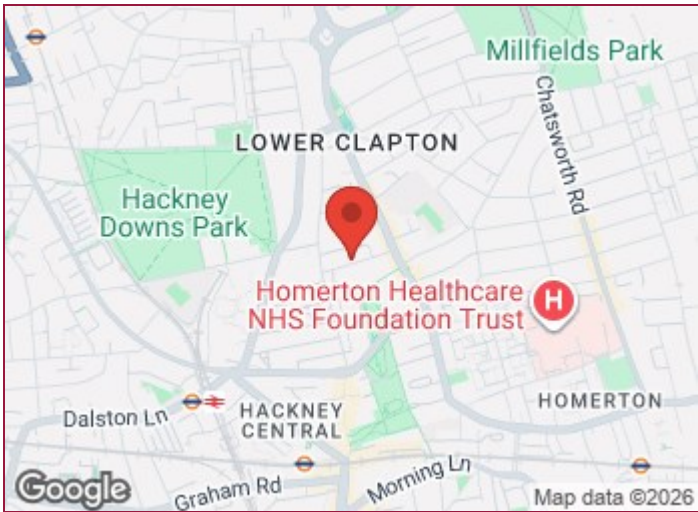
Highlights

- Attractive period garden conversion
- Private entrance and front door
- Beautiful Secluded patio garden
- Spacious double bedroom with garden access
- Bright and inviting reception room
- Sought-after Hackney location
- Moments from green open spaces and excellent transport links
- Chain free

Early viewing strongly recommended

Guide description: A charming and characterful garden apartment with private outdoor space, perfectly positioned on one of Hackney's most

desirable residential streets. Chain free and ready to move into.



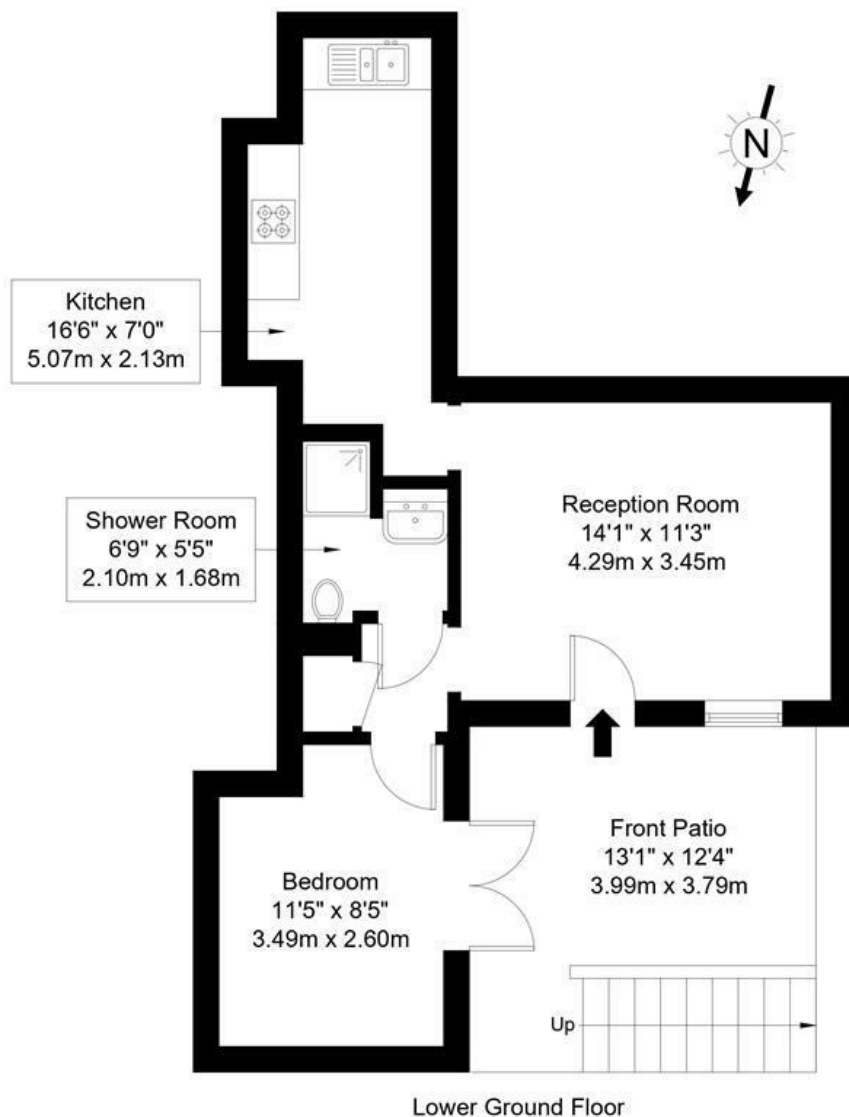
Directions

Directly off Lower Clapton Road



Goulton Road, E5 8HA

Approx Gross Internal Area = 38.34 sq m / 413 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			82
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		56	
(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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