

Queensdown Road, E5 8NN

2 DOUBLE BEDROOM SPLIT LEVEL PERIOD CONVERSION, arranged over the 2 top floors, directly overlooking Hackney Downs Park (749sq ft). Situated on this sought-after road, a short walk of Hackney Downs & Hackney Central stations & Mare Street. Benefiting from: 2 double bedrooms, lounge, fitted kitchen, fitted bathroom/WC, Sash windows, wood floorboards and share of Freehold. **EARLY VIEWING HIGHLY RECOMMENDED!**

Guide Price £650,000 | Leasehold - Share of Freehold

Queensdown Road, E5 8NN



- 2 Double Bedroom Period Conversion
- Fitted Kitchen
- Sash Windows
- Early Vieiwng Recommended
- Directly Overlooking Hackney Downs Park
- Lounge
- Wood Flooring
- Walking Distance of Hackney Downs & Hackney Central Stations
- Bathroom/WC
- Share of Freehold

Full description:

Wild & Co. are delighted to offer for sale this: light and airy 2 DOUBLE BEDROOM SPLIT LEVEL PERIOD CONVERSION, arranged over the 2 top floors, directly overlooking Hackney Downs Park.

Situated on this sought-after road, a short walk of Hackney Downs & Hackney Central stations & Mare Street.

Benefiting from: 2 double bedrooms, lounge, fitted kitchen, fitted bathroom/WC, Sash windows, wood floorboards

SHARE OF FREEHOLD

EARLY VIEIWNG HIGHLY RECOMMENDED!

Entrance: via communal doors leading to 2nd floor and own front door:

Lobby: wood floorboards, stairs to:

Half landing: wood floorboards, large stained-glass Sash window to rear, stairs to:

First floor landing: wood flooring, radiator, stairs to top floor, doors to:

Lounge: 2 x Sash windows to front directly overlooking Hackney Downs Park, wood flooring, radiator, cast-iron 'living-flame' gas fire with mantelpiece surround, alcove cupboards and shelving, door to:

Fitted kitchen: comprising of: wall and base units with work surfaces, space fridge and gas cooker, plumbed for washing machine, stainless steel sing unit with mixer tap and drainer, tiles splash back walls, tiled flooring, wall mounted boiler, Sash window to front.

Bedroom one: Sash window to rear, radiator, wood flooring.

Bathroom/WC: white three peace suite comprising of: side panel bath with mixer tap and shower attachment, low flush WC, wash hand basin, tiled walls and flooring, extractor fan.

Top flor landing: wood flooring, 2 x fitted cupboards, large Deluxe sky light

window to rear, door to:

Bedroom two: wood flooring, Deluxe sky light window to front, 2 x Deluxe sky light window to rear, radiator.



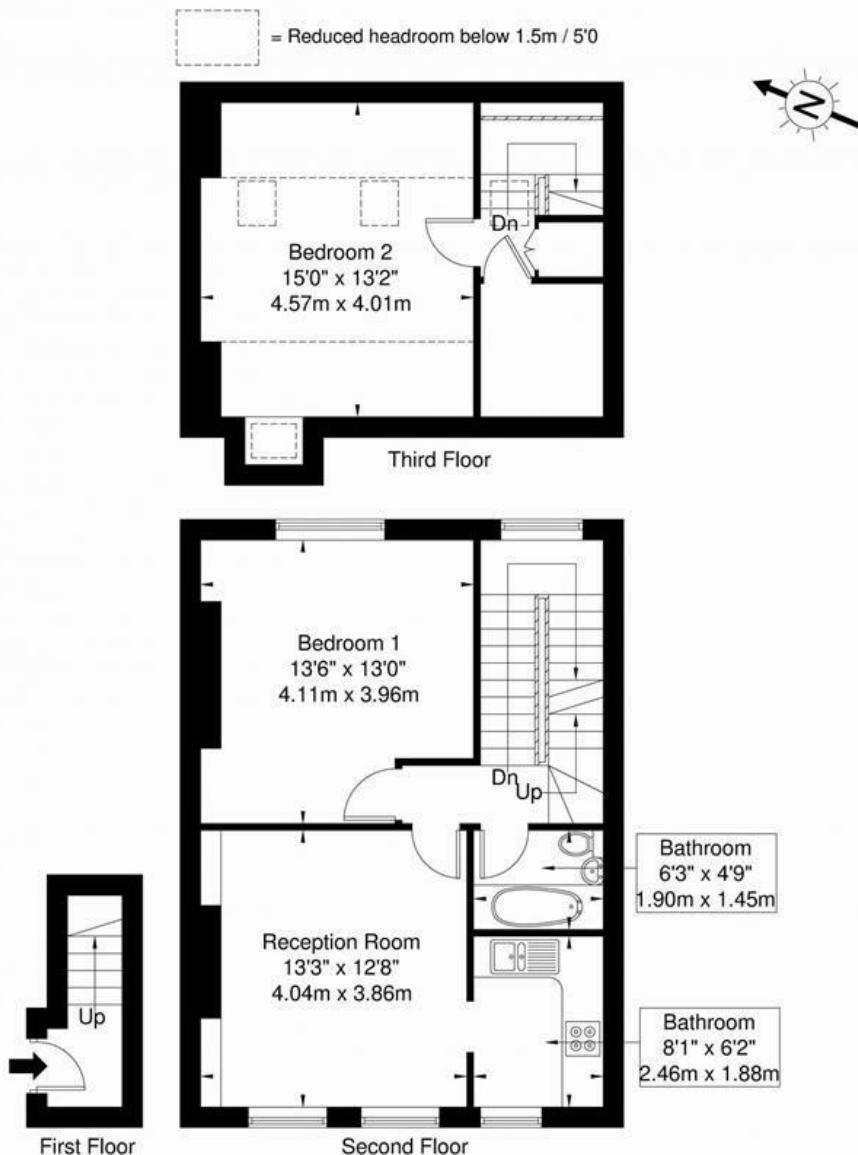
Directions

Directly off Downs Rd and Cricketfield Road.



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Approx. Gross Internal Area = 69.6 sq m / 749 sq ft



Ref

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Disclaimer : Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	65	71
(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	63	72
(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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