

# Wild & Co.

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## Clifden Road, E5 0LL

STUNNING 2 DOUBLE BEDROOM SPLIT-LEVEL PERIOD CONVERSION arranged over top two floors. Prime location on this residential road, moments from Lower Clapton Rd, Chatsworth Rd & Homerton Hospital, walking distance of Mare St & Hackney Central Station. Benefiting from: fitted kitchen open to large bright & airy lounge to front, 2x bathroom/WC's, double glazed sash windows, wood flooring, open fireplace. CHAIN-FREE & SHARE OF FREEHOLD.

**Asking Price £625,000 | Leasehold - Share of Freehold**

# Clifden Road, E5 0LL



- Split-level period conversion - top 2 floors
- Bright & airy lounge
- Open fireplace
- No ongoing chain & Share of Freehold
- 2 double bedrooms
- 2x bathroom/WC's
- Prime location, residential road
- Fitted open plan kitchen
- Double glazed sash windows
- Off Chatsworth Rd, moments from Lower Clapton Rd

## Description

STUNNING 2 DOUBLE BEDROOM SPLIT-LEVEL PERIOD CONVERSION.

Arranged over top two floors.

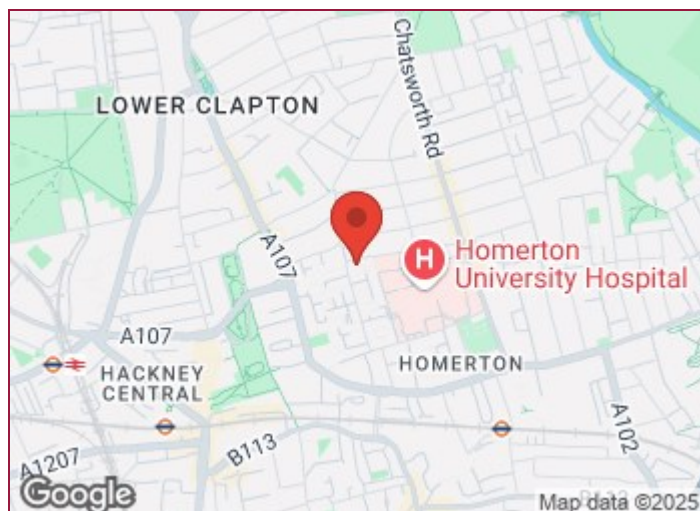
Prime location on this residential road, moments from Lower Clapton Rd, Chatsworth Rd & Homerton Hospital.

Walking distance to Mare St & Hackney Central Station.

Benefiting from: fitted kitchen open to large bright & airy lounge to front, 2x bathroom/WC's, double glazed sash windows, wood flooring, open fireplace.

CHAIN-FREE

SHARE OF FREEHOLD.



## Directions

Directly off Chatsworth Road and Churchill Walk.







GROSS INTERNAL AREA  
The footprint of the property  
74.5 Sqm / 801.5 Sqft

NET AREA (INTERNAL)  
Excludes walls and external features  
67.4 Sqm / 725.4 Sqft

EXTERNAL STRUCTURAL FEATURES  
Balconies, terraces, verandas etc.  
0.0 Sqm / 0.0 Sqft

RESTRICTED HEAD HEIGHT  
Limited use area under 1.5m  
1.6 Sqm / 17.6 Sqft



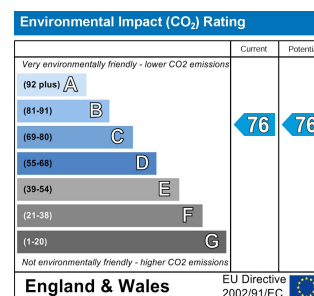
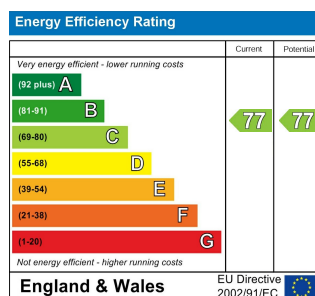
Spec floor plans are produced in accordance with the Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and are excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.



IPMS 3B RESIDENTIAL  
70.3 Sqm / 756.3 Sqft

IPMS 3C RESIDENTIAL  
67.7 Sqm / 728.5 Sqft

RPEC ID  
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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 firm's employment has the authority to make or give any representation or warranty in respect of the property.