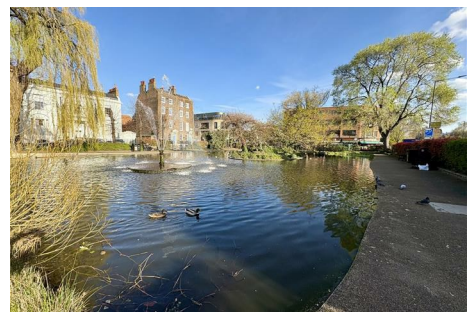


Wild & Co.

wildandco.uk



Newick Road, Clapton, E5 0RR

COMING SOON - NOT ON LINE: This beautifully fully refurbished garden period conversion, occupies the lower and part-raised ground floor of an enchanting four-storey Victorian house. Comprising a private entrance, a generous living, new fitted kitchen, a spacious double bedroom and a newly fitted, chic bathroom/WC and a private section of garden, providing a tranquil outdoor retreat.

Ideally situated moments from the leafy open spaces of Millfields Park and Clapton Pond, the flat is also within easy reach of the vibrant cafés, restaurants and independent amenities of Chatsworth Road and Lower Clapton Road. Excellent transport links provide swift access into the City and West End.

Guide Price £450,000 | Leasehold

Newick Road, Clapton, E5 0RR



- Restored garden period conversion
- Private entrance
- Stylishly fitted kitchen with high-specification fittings
- Spacious double bedroom
- Newly fitted contemporary bathroom
- Private section of garden
- Moments from Millfields Park, Clapton Pond, Chatsworth Road
- Offered with no onward chain

Wild & Co. are delighted to offer for sale this: beautifully restored garden period conversion, occupies the lower and part-raised ground floor of an enchanting four-storey Victorian house, enviably positioned on a peaceful, tree-lined street.

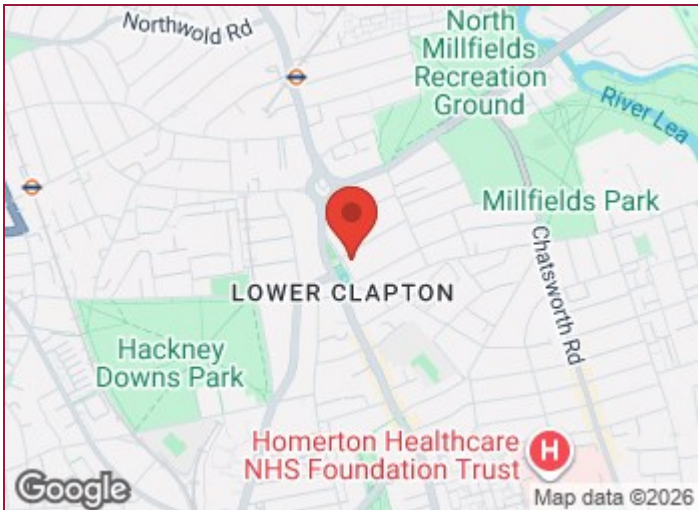
Combining period charm with a sophisticated contemporary finish, the property offers a sumptuous interior, high-specification fittings and sleek, stylish design throughout. The accommodation comprises a private entrance, a generous living and entertaining space with access to a useful walk-in storage area, an exceptionally large and striking newly fitted kitchen, a spacious double bedroom and a newly fitted, chic bathroom.

A particular highlight is the private section of garden, providing a tranquil outdoor retreat — perfect for relaxing, entertaining or enjoying al fresco dining.

Ideally situated moments from the leafy open spaces of Millfields Park and

Clapton Pond, the flat is also within easy reach of the vibrant cafés, restaurants and independent amenities of Chatsworth Road and Lower Clapton Road. Excellent transport links provide swift access into the City and West End.

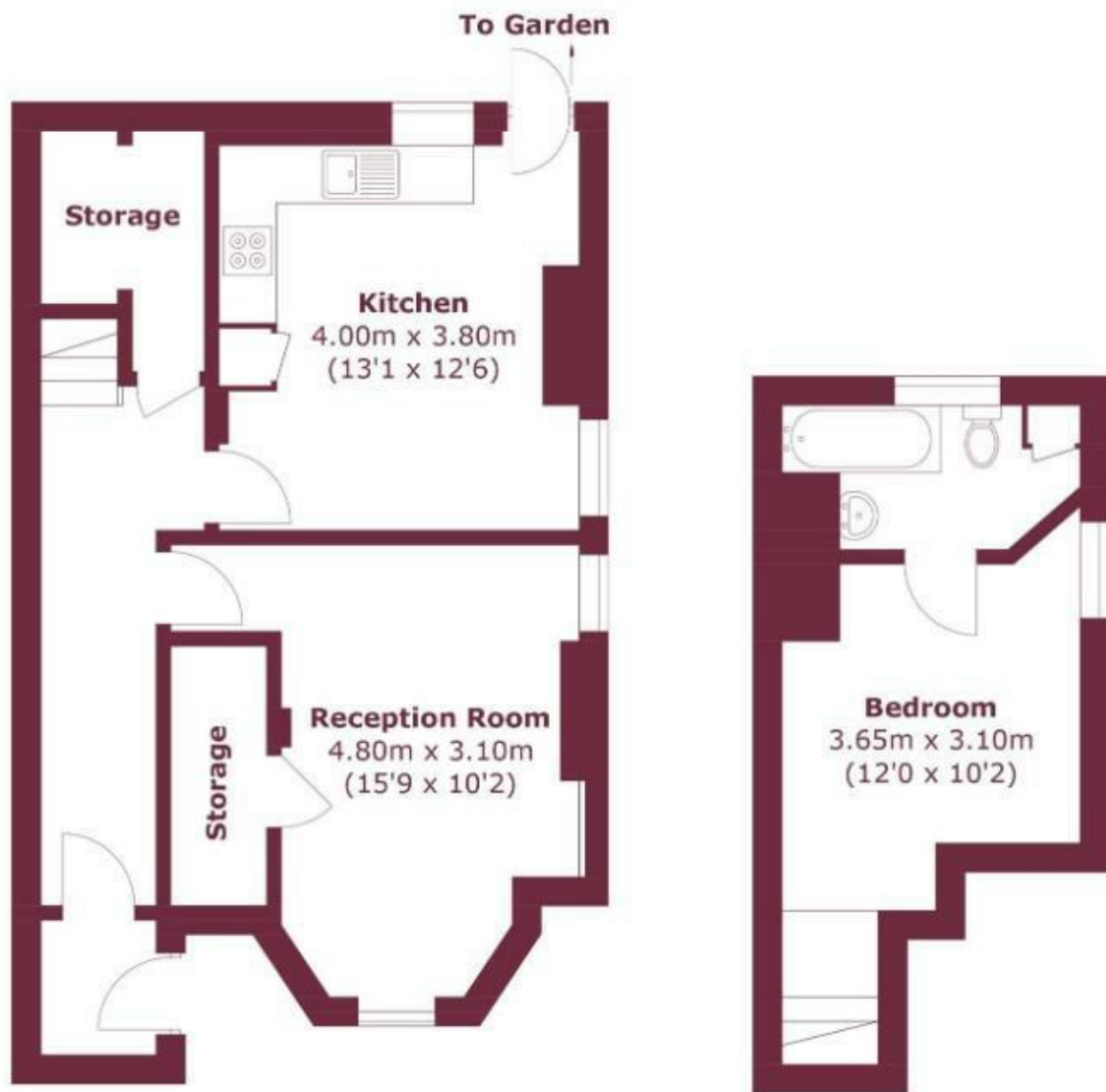
Offered with no onward chain.



Directions

Directly off Lower Clapton Rd (A107) and Clapton Pond





Lower Ground Floor

Ground Floor

Total area (approx.): 65.8 sq. m (708.2 sq. ft)

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		70	79
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			

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.