

Wild & Co.

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Rusbridge Close, E8 2RR

VIRTUAL TOUR AVAILABLE - 3 BEDROOM MID-TERRACE FREEHOLD FAMILY HOME. Prime location on this private road off Amhurst Rd, next to Hackney Downs Park. Easily accessible to Dalston, Stoke Newington & Lower Clapton, walking distance to a variety of stations (City links) & bus routes. Benefiting from: cloakroom/WC, utility room, kitchen/diner, en-suite shower/WC, bathroom/WC, rear garden, private off-street secured parking. EARLY VIEWING HIGHLY RECOMMENDED!

Offers In Excess Of £700,000 | Freehold

Rusbridge Close, E8 2RR



- 3 Bedroom family home
- Ground floor cloakroom/WC
- 1st floor en-suite shower/WC & 2nd floor bathroom/WC
- Prime location, close to Hackney Downs Park
- Private Road
- Utility room
- Separate lounge
- Kitchen/diner
- Private off-street secured parking
- Private rear garden

Wild & Co. are delighted to offer for sale this: 3 BEDROOM MID-TERRACE FREEHOLD FAMILY HOME.

Prime location on this private road off Amhurst Rd, next to Hackney Downs Park. Easily accessible to Dalston, Stoke Newington & Lower Clapton, walking distance to a variety of stations (City links) & bus routes.

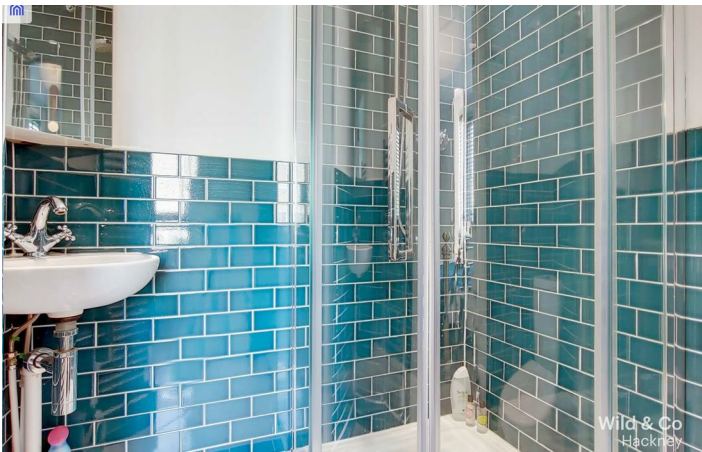
Benefiting from: ground floor cloakroom/WC, ground floor utility room, kitchen/diner, 1st floor en-suite shower/WC, 2nd floor bathroom/WC, rear garden and private off-street secured parking.

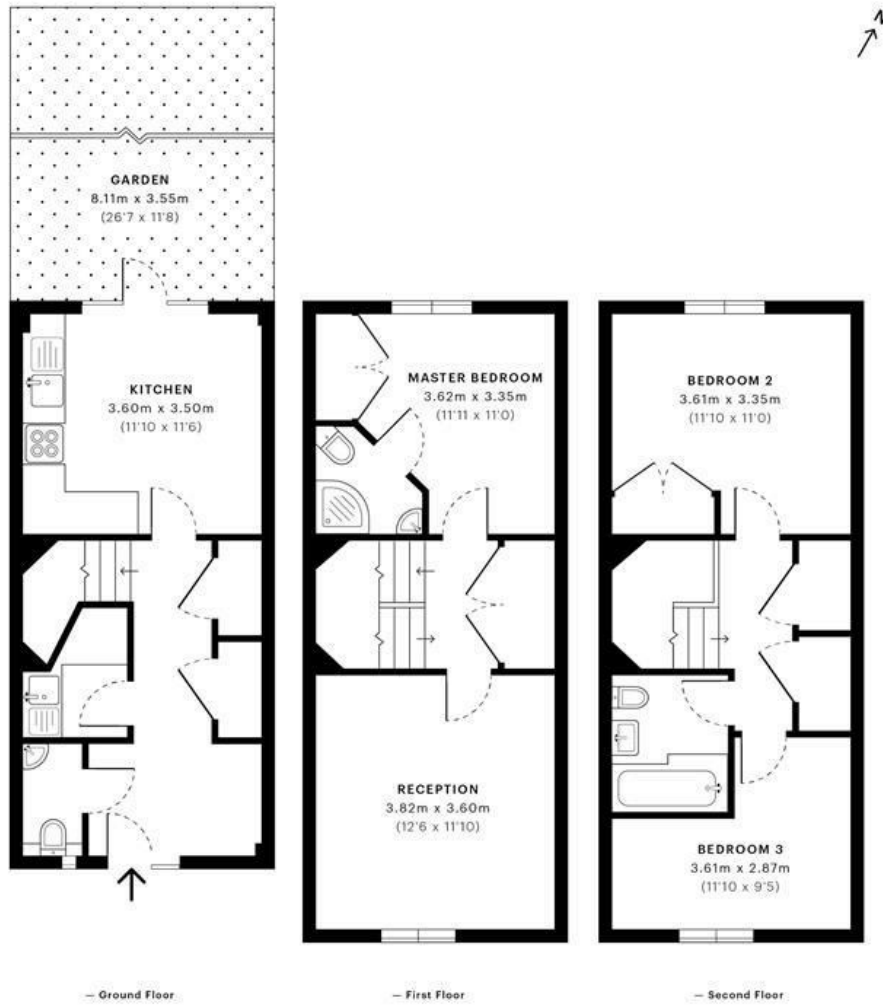
EARLY VIEWING HIGHLY RECOMMENDED!



Directions

Private road off Amhurst Rd.





GROSS INTERNAL AREA
The footprint of the property
96.8 Sqm / 1041.6 Sqft

NET AREA (INTERNAL)
Excludes walls and external features
86.6 Sqm / 932.1 Sqft

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

RESTRICTED HEAD HEIGHT
Limited use area under 1.5m
0.0 Sqm / 0.0 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.

IPMS 3B RESIDENTIAL
91.3 Sqm / 983.2 Sqft

SPEC ID
5d427f7d9b67d890a0b8b72e8



IPMS 3C RESIDENTIAL
87.0 Sqm / 936.5 Sqft

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		75	86
	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		73	85
	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.