

# Wild & Co.

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## Midhurst Way, Hackney Downs, E5 8PS

Superb 2 double bedroom ground floor purpose-built apartment with sole use of garden. Directly opposite Hackney Downs Park, within walking distance of Clapton, Hackney Downs & Rectory Rd Stations. Benefitting from; 2 double bedrooms, fitted kitchen/diner, modern shower/WC, separate lounge with direct access to rear garden and new lease extended. Offered with no chain, this is an ideal first time or buy to let purchase. Early viewing is highly recommended!

**Offers In Excess Of £525,000 | Leasehold**

# Midhurst Way, Hackney Downs, E5 8PS



- GROUND FLOOR PURPOSE BUILD FLAT
- MODERN FITTED KITCHEN
- DIRECTLY OPPOSITE HACKNEY DOWNS PARK
- NEW EXTENDED LEASE
- 2 DOUBLE BEDROOMS
- MODERN SHOWER ROOM/WC
- WALKING DISTANCE OF CLAPTON, HACKNEY DOWNS & RECTORY RD STATIONS
- SEPARATE LOUNGE
- SOLE USE OF REAR GARDEN
- NO CHAIN

## Description

Wild & Co. are pleased to offer for sale this superb 2 double bedroom ground floor purpose-built apartment with sole use of garden.

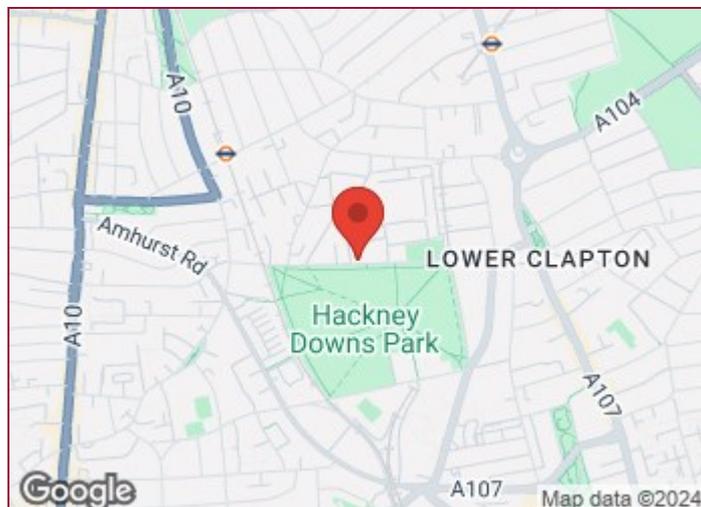
Directly opposite Hackney Downs Park, within walking distance of Clapton, Hackney Downs & Rectory Rd Stations.

Benefitting from; 2 double bedrooms, fitted kitchen/diner, modern shower/WC, separate lounge with direct access to rear garden.

Offered with no chain, this is an ideal first time or buy to let purchase.

Early viewing is highly recommended!

Lounge: 14'27 x 9'5  
Kitchen: 10'92 x 10'64  
Bedroom 1: 12'84 x 10'95  
Bedroom 2: 10'98 x 10'18  
Shower/WC  
Rear Garden



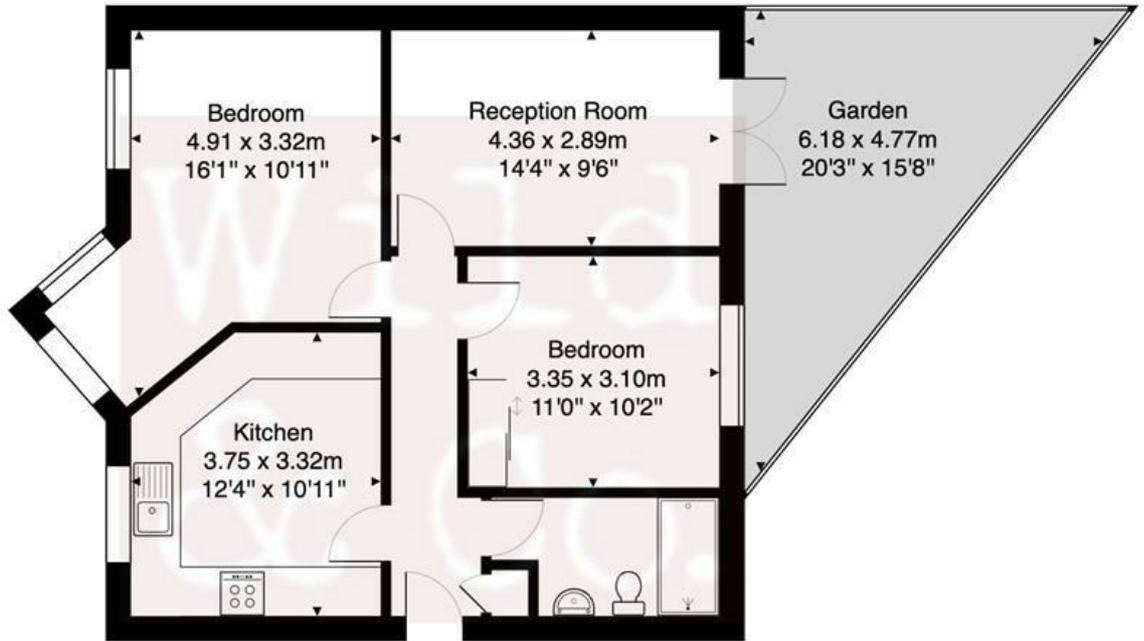
## Directions

Directly opposite Hackney Downs Park, walking distance of Clapton, Hackney Downs & Rectory Rd Stations.



# Midhurst Way- E5

Approximate Gross Internal Area 63.0 m<sup>2</sup> ... 678 ft<sup>2</sup> (excluding garden)



GROUND FLOOR



This Plan is for illustration purpose only and used as general indication of the proposed layout of the property. Dimensions are maximum and approximate and may vary.  
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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		EU Directive 2002/91/EC	76

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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