

# Wild & Co.

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## Glenarm Road, E5 0LZ

ONE DOUBLE BEDROOM FIRST FLOOR PURPOSE BUILT FLAT - PRIME LOCATION! Situated on this sought-after residential road, direct off Median Rd & Lower Clapton Rd, walking distance of Mare Street, Hackney Central & Hackney Downs Stations. Fitted modern kitchen, separate lounge, showerroom/WC, double bedroom, wooden laminated flooring, double glazed windows. IDEAL FIRST TIME or BUY TO LET PURCHASE!

**Guide Price £300,000 | Leasehold**

# Glenarm Road, E5 0LZ



- 1 Bedroom purpose built flat
- Fitted kitchen
- Separate lounge
- Offered with no chain
- Close to Lower Clapton Rd, with great bus links
- Fitted showerroom/WC
- Wooden laminated floorings
- Walking distance of Clapton Station (direct link to Liverpool St.)
- Moments' walk to Chatsworth Road
- Double glazed windows

## Paragraph

Situated on this sought-after residential road, direct off Median Rd & Lower Clapton Rd, walking distance of Mare Street, Hackney Central & Hackney Downs Stations.

Benefiting from: fitted kitchen, separate lounge, bathroom/WC, double bedroom, wooden flooring and double glazed windows.

IDEAL FIRST TIME PURCHASE OR BUY TO LET.

Full Description:

Entrance: via communal door, stairs leading to first floor and own front door:

Hallway: tiled flooring, entry phone system, doors to:

Showerroom/WC: Shower with mixer tap, low flush WC, wash hand basin with mixer tap, fully tiles walls and flooring, radiator, extractor fan, double glazed window to front aspect.

Bedroom: double glazed window to rear aspect, wooden laminated floors, radiator.

Fitted kitchen: comprising of a range of wall and base mounted units with ceramic work surfaces, stainless steel 1.5 sink unit with mixer tap and drainer, built in electric oven and hob with extractor fan, freestanding fridge/freezer and washing machine, tiled flooring and double glazed windows to front aspect

Lounge: double glazed window to rear aspect, wooden laminated flooring, radiator.



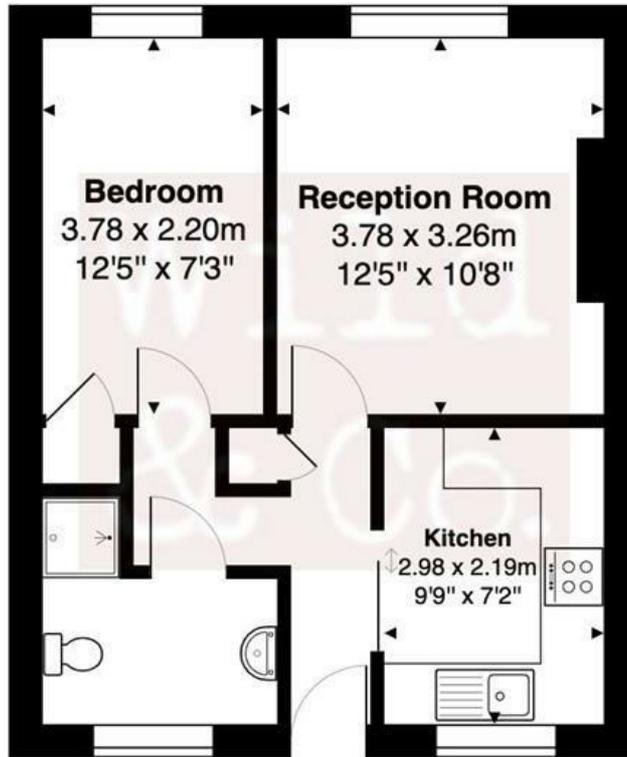
## Directions

Direct off Median Rd & pedestrian access to Lower Clapton Rd.



# Glenarm Road- E5

Approximate Gross Internal Area 38.0 m<sup>2</sup> ... 409 ft<sup>2</sup>



FIRST 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		71	78
EU Directive 2002/91/EC			

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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