

Wild & Co.

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Clarence Road, E5 8EE

An exceptionally well-presented duplex apartment on the top two floors of a period property in the heart of Lower Clapton, with its array of cosmopolitan eateries and independent retailers and within a few moments' walk of Hackney Downs. Public transport at Hackney Central, Hackney Downs and Clapton Overground stations are all within walking distance, and numerous bus routes can be found on Lower Clapton Road. Offering stylishly designed, well-proportioned accommodation full of natural light. Benefiting from: a large lounge to the front, a fitted kitchen, a bathroom and 2 double bedrooms. Offered with a share of Freehold and no chain. Early viewing is highly recommended to avoid disappointment.

Offers In Excess Of £575,000 | Leasehold - Share of Freehold

Clarence Road, E5 8EE



- Period Conversion
- Well Situated For Local Amenities
- Share of Freehold
- Split Level Duplex
- Spacious Accommodation
- Low Outgoings
- Two-Double Bedrooms
- Separate Kitchen
- No chain

Wild & Co. are pleased to offer for sale this: exceptionally well-presented duplex apartment on the top two floors of a period property in the heart of Lower Clapton, with its array of cosmopolitan eateries and independent retailers and within a few moments' walk of Hackney Downs.

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Benefiting from: a large lounge to the front, a fitted kitchen, a bathroom and 2 double bedrooms.

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Early viewing is highly recommended to avoid disappointment.



Directions

Clarence Road, runs between Dalston Lane and Cricketfield Road, with the apartment being close to the Cricketfield Road end of Clarence Road.

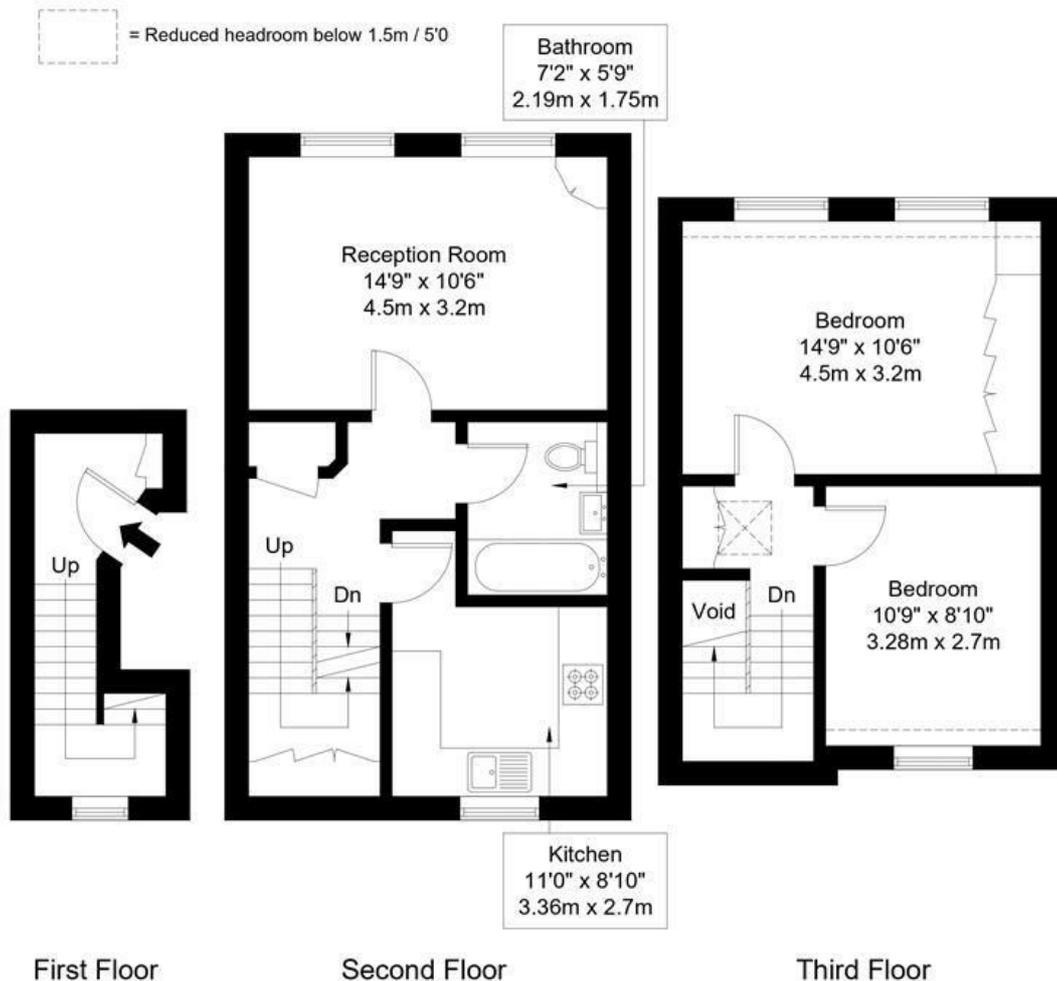
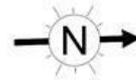


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Approx Gross Internal Area = 70.6 sq m / 760 sq ft

Restricted head height = 1.5 sq m / 16 sq ft

Total = 72.1 sq m / 776 sq ft



Ref :

Copyright **BLEU PLAN**

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.
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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 | | 75 | 77 |
| | 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.