

Wild & Co.

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Ickburgh Estate, E5 8AE

2 Double bedroom split level purpose built flat with private west facing balcony. Situated opposite Clapton Station (direct link to Liverpool St). Separate lounge, modern fitted kitchen, bathroom, separate WC. Offered in excellent condition throughout, benefiting from double glazed windows with bespoke shutters & gas central heating. Ideal first time or buy to let purchase!

Guide Price £425,000 | Leasehold

Ickburgh Estate, E5 8AE



- 2 Bedroom purpose built flat
- Separate lounge
- Laminated and carpet flooring
- Early viewing recommended
- Arranged over 1st & 2nd floors
- Separate kitchen
- Directly opposite Clapton Station (City links)
- West facing private balcony
- Bathroom & sep. WC
- Ideal first time or buy to let purchase

Paragraph

Full description:

Wild & Co. are delighted to offer for sale this: 2 BEDROOM SPLIT LEVEL PURPOSE BUILT, arranged over first and second floors.

Situated in prime location on the corner of Ickburgh Rd & Upper Clapton Rd, directly opposite Clapton Station (City links).

Benefiting from: 2 double bedrooms, separate modern fitted kitchen, double glazed windows with bespoke shutters, separate lounge, laminated and carpet flooring, west facing balcony to rear.

IDEAL FIRST TIME OR BUY TO LET PURCHASE.

Entrance: via communal door and stairs to 1st floor and main front door:

Hallway: laminated flooring, double glazed window with bespoke shutters to front aspect, stairs to 2nd floor, entry phone system, radiator, understairs storage cupboard. fitted cupboards,

doors to:

Kitchen/diner: comprising of wall and base mounted units with work surfaces, electric oven with gas hob and extractor hood, stainless steel sink unit with mixer tap and drainer, tiled splash back walls, space for double fridge/freezer, plumbed for dishwasher, washing machine, radiator, tiled flooring, double glazed windows to front aspect.

Lounge: wood laminated flooring, horizontal radiator, double glazed windows with bespoke shutters and door to balcony to rear aspect.

Top floor landing: laminated flooring, doors to:

Bathroom: side panel bath with mixer taps and shower attachment, wash hand basin with mixer tap, tiled walls and flooring, chrome heated towel rail, opaque double-glazed window to front aspect.

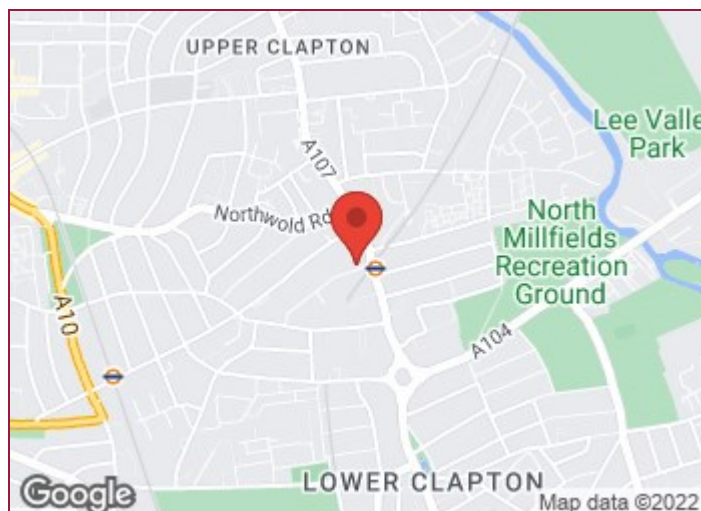
Separate WC: low flush WC, tiled flooring, opaque double-glazed window

to rear aspect.

Bedroom one: double glazed windows with bespoke shutters to rear aspect, carpeted floors, fitted cupboard with sliding doors, radiator.

Bedroom two: double glazed windows with bespoke shutters to front aspect, carpeted floors, fitted cupboards with sliding doors, radiator.

Balcony: west facing private balcony.



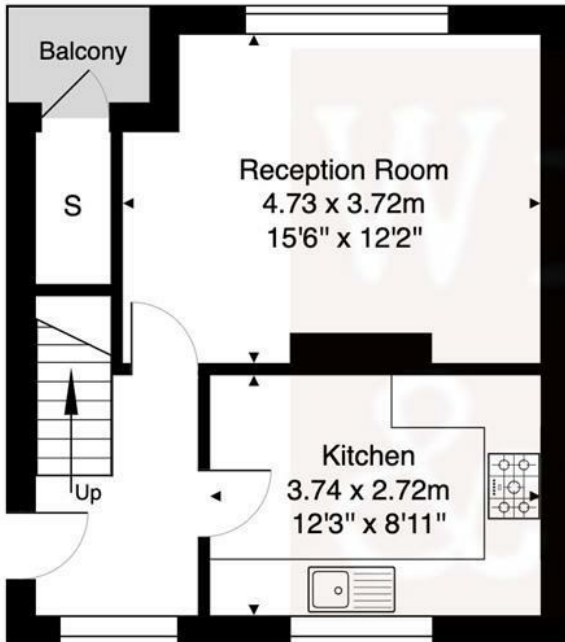
Directions

Accessed off Ickburgh Road, corner of Upper Clapton Rd.

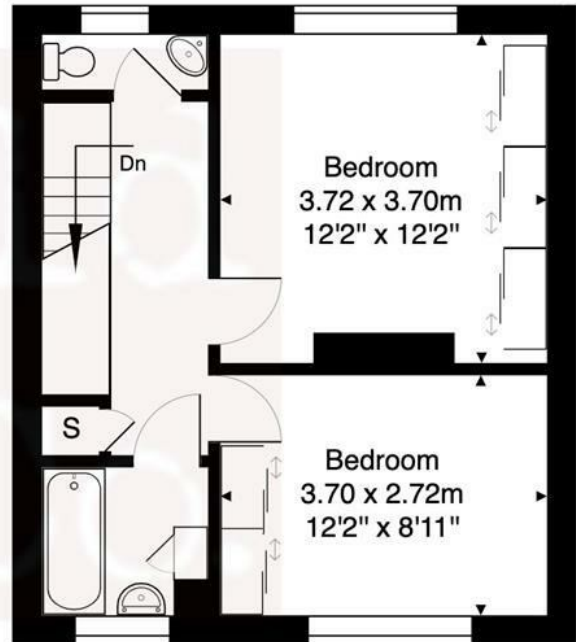


Ickburgh Estate- E5

Approximate Gross Internal Area 73.6 m² ... 792 ft² (excluding balcony)



FIRST FLOOR



SECOND FLOOR

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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		68	70
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			

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