



Clarkson Crescent, Wood Street, London

A beautifully presented one-bedroom apartment set on the fifth floor, just moments from the heart of vibrant Wood Street.

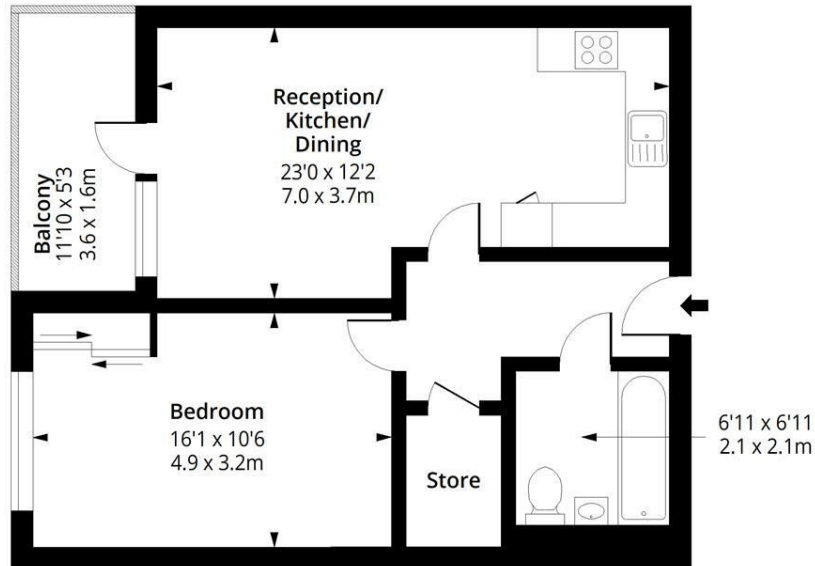
At the centre of the home is a bright and airy open-plan living space, where the lounge, dining area and kitchen come together perfectly for both everyday living and entertaining. Large doors lead out onto a private balcony, creating a lovely spot to enjoy your morning coffee or relax at the end of the day. The contemporary kitchen is fitted with sleek integrated appliances and plenty of storage, making it as practical as it is stylish.

The generous double bedroom benefits from built-in wardrobes, while the modern bathroom is finished with full-height tiling and features a shower over the bath. There's also a large storage cupboard in the hallway helping to keep everything neatly tucked away.

The apartment also benefits from beautifully maintained communal gardens and secure bike storage, adding to the appeal of this well-designed development.

£365,000

- Spacious One-Bedroom Apartment
- Private Balcony
- Access To Well-Maintained Communal Gardens
- 0.2 Miles From Wood Street Station
- Fifth Floor
- Well-Designed And Practical Layout
- Secure Bike Storage Available
- Council Tax - C
- EPC Rating B
- 586 Sq Ft - 54.44 Sq M



Fifth Floor

Floor Area 586 Sq Ft - 54.44 Sq M

Clarkson Crescent E17



Approx. Gross Internal Area
586 Sq Ft - 54.44 Sq M
Approx. Gross Balcony Area
65 Sq Ft - 6.04 Sq M

Settle



Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		85	85
(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	

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	