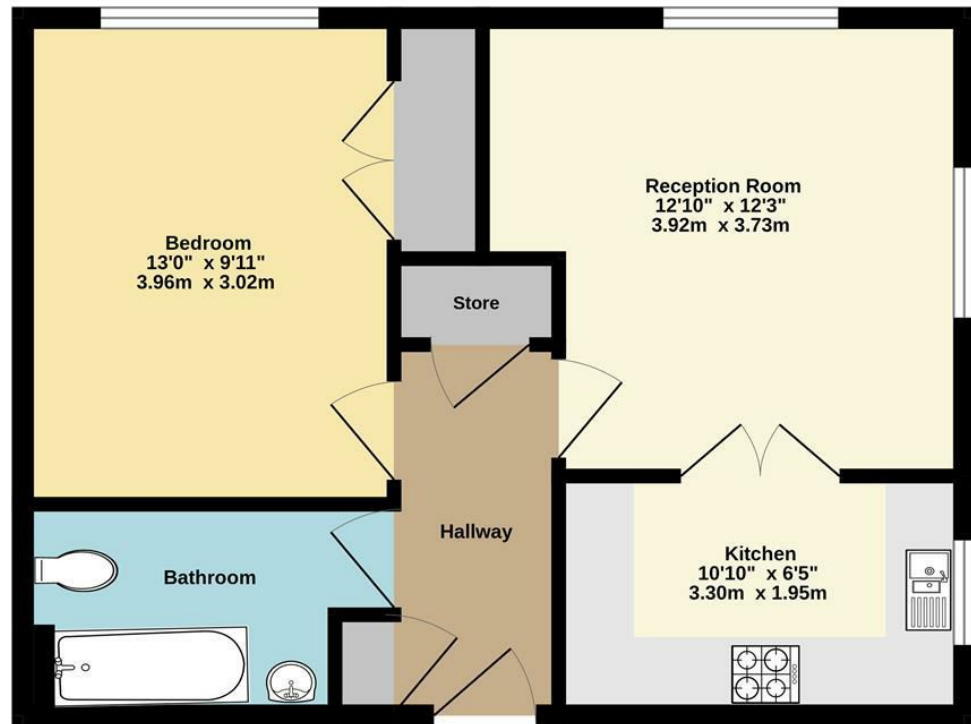
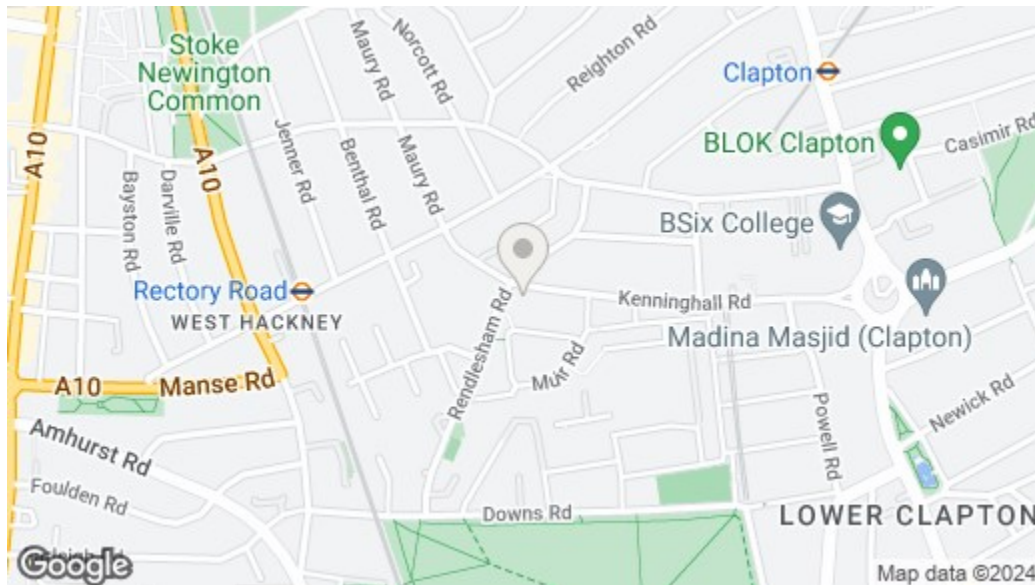


Ground Floor  
467 sq.ft. (43.4 sq.m.) approx.



TOTAL FLOOR AREA: 467 sq.ft. (43.4 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(38-54) E	
(21-36) F	
(1-20) G	
Not energy efficient - higher running costs	
Current	Potential
	78
	78
England & Wales EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating	
	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(38-54) E	
(21-36) F	
(1-20) G	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
Current	Potential
England & Wales EU Directive 2002/91/EC	



Kenninghall Road E5 8BY

£325,000 Leasehold

nextmove.com

Property Misdescriptions Act 1991

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are given only as a guide and services & appliances have not been tested. Purchasers are advised to appoint their own Surveyors & Conveyancers to satisfy themselves on all matters concerning any purchase.





- One Bedroom Flat
- Ground Floor
- Close to All Local Amenities

- Light & Spacious
- Separate Kitchen
- Excellent Transport Links

Light and spacious one bedroom flat located close to all local amenities. Set on the ground floor of a modern block on the corner of Rendlesham Road and Kenninghall Road, the accommodation comprises a generous living room with double doors to a well-appointed kitchen; modern bathroom and double bedroom with built-in wardrobe. The property is situated a short stroll from The High Street and Stoke Newington Church Street's superb array of eateries, independent shops, pubs and coffee bars. Leafy Clissold Park is also within easy walking distance. There are excellent transport links to The City and West End with numerous good bus routes, and trains from nearby stations at Rectory Road and Clapton (Overground).

