

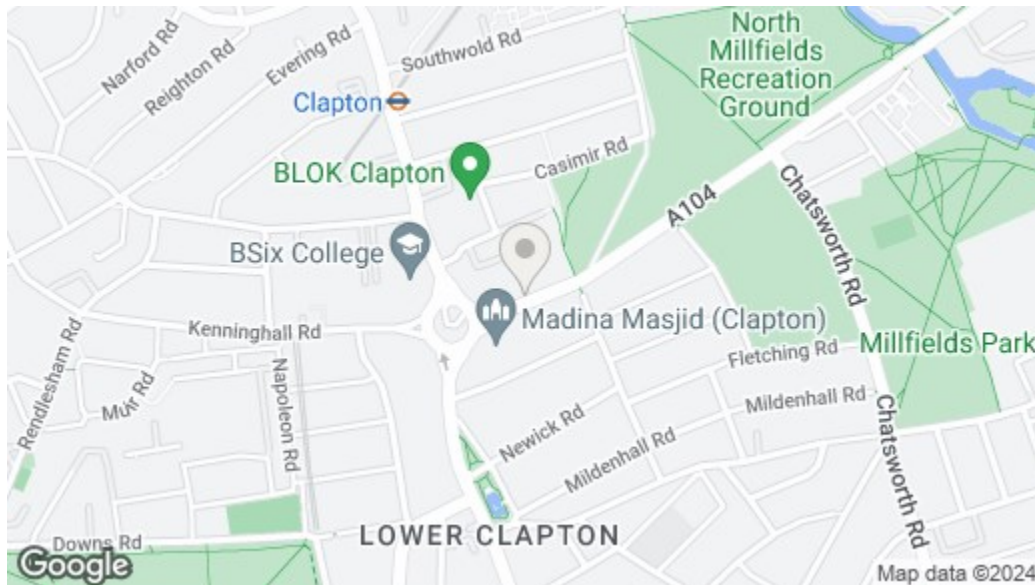
Lower Ground Floor
624 sq.ft. (58.0 sq.m.) approx.

Ground Floor
10 sq.ft. (0.9 sq.m.) approx.



TOTAL FLOOR AREA: 634 sq.ft. (58.9 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 | |
| England & Wales | EU Directive 2002/91/EC |
| Environmental Impact (CO ₂) Rating | |
| Very environmentally friendly - lower CO ₂ 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 ₂ emissions | |
| England & Wales | EU Directive 2002/91/EC |



Lea Bridge Road E5 9QB

£375,000 Share of Freehold

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.



- Spacious Period Conversion
- Separate Kitchen
- Shared 60' Garden
- Large Double Bedroom
- Generous Living Room
- Excellent Transport Links

Spacious one bedroom flat with shared use of garden located close to all amenities. This superb property is set on the lower ground floor of an attractive period house. The accommodation comprises a generous reception room; separate kitchen; large double bedroom and modern bathroom. There is also a large storage cupboard. To the rear is a 60 ft shared garden. The scenic River Lea and green open spaces of Millfields Park are nearby, as are local shops along Upper & Lower Clapton Road. There are excellent transport links to The City & West End with numerous good bus routes and trains from Clapton Station (Overground) to Liverpool Street.

