



POWERSCROFT ROAD, LONDON, E5
£975,000 SHARE OF FREEHOLD

**A BEAUTIFULLY PRESENTED 4 BEDROOM
DOUBLE FRONTED PERIOD GARDEN FLAT IN
LOWER CLAPTON.**

Hackney | 020 8986 4216 | hackney@winkworth.co.uk

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DESCRIPTION:

A beautifully presented, four double bedroom, imposing double-fronted period conversion, with a stunning private garden.

An outstanding property offering large proportions throughout, in the heart of Lower Clapton. This exceptional flat offers an abundance of period charm and character. Defined by its impressive ceiling heights and expansive sash windows, allowing for plenty of natural light, enhancing the sense of space throughout. The internal space begins on the upper ground floor and comprises of a bright, garden-facing bedroom with the convenience of a WC opposite. Up to the first floor there is a characterful spacious reception room with original double sash windows, a feature fireplace with woodburning stove, a separate and well equipped kitchen diner with plenty of worktop space and cabinet storage. The second double bedroom is on this floor, with great light and a tranquil outlook to the rear, a luxurious main bathroom suite completes the layout of the second floor, and includes both a bathtub and separate shower.

The third floor leads up to two further double bedrooms, located opposite one another, one of which features built-in integrated storage. Both are peacefully situated, to the rear. The property has an unusually large amount of storage space, with large eaves and loft space, as well as a separate utility space that houses the washing machine. The property benefits from its own private garden, which is laid to lawn with mature trees and shrubs surrounding the borders, creating privacy.

Powerscroft Road enjoys immediate access to a vibrant selection of independent cafés, boutique shops, and the popular Sunday Market at Chatsworth Road alongside the nearby green spaces of Hackney Marshes, Victoria Park, and several waterside and canal walks. Excellent transport connections via Hackney Downs and Hackney Central overground, ensure convenient access into the City, West End and beyond. Early viewing is recommended.

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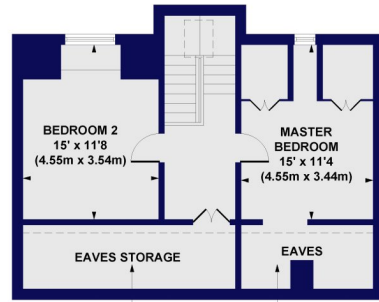


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Powerscroft Road, E5

Approx. Gross Internal Floor Area 1681 sq. ft / 156.17 sq. m (Including Restricted Height Area & Eaves)

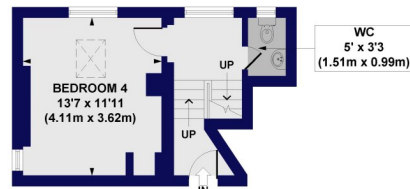
Approx. Gross Internal Floor Area 1502 sq. ft / 139.58 sq. m (Excluding Restricted Height Area & Eaves)



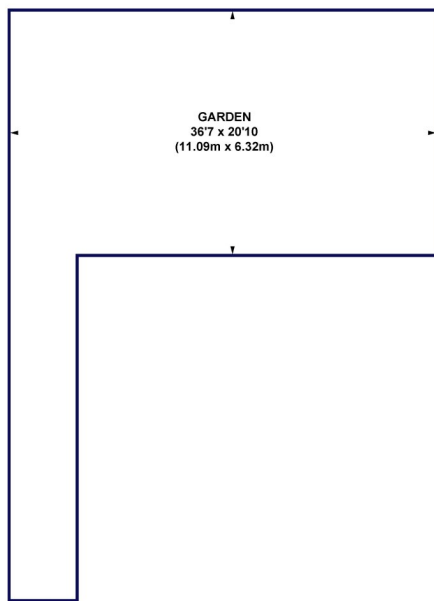
THIRD FLOOR
GROSS INTERNAL
FLOOR AREA 641 SQ FT



SECOND FLOOR
GROSS INTERNAL
FLOOR AREA 779 SQ FT



FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 261 SQ FT



GROUND FLOOR

All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and do not constitute any warranty or representation by the seller, their agent or CP Creative. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of the information contained in these plans. This plan is for illustrative purposes only and should be used as such by any prospective purchasers.

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This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		



<https://www.winkworth.co.uk/sale/property/HAC260071>

Tenure: Share of Freehold

Term: 991 year and 7 months (Subject to change)

Service Charge: £TBC

Council Tax Band: D

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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