



CRICKETFIELD ROAD, LONDON, E5
£875,000 SHARE OF FREEHOLD

**A SENSATIONAL, 3/4 BEDROOM, GROUND
 FLOOR GARDEN APARTMENT.**

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DESCRIPTION:

A simply stunning, three-bedroom, apartment primarily laid out over two floors on Cricketfield Road. Standing in excess of 1,200sqft, the current owners have refurbished the property taking great care throughout. The accommodation comprises of a sociable open plan living room and flows into a well equipped kitchen diner, with doors leading out to a beautiful, private garden. All three bedrooms are good sizes; the first double bedroom is located on the ground floor with built-in bespoke wardrobes and overlooks the tranquil garden. Stairs lead up to a raised ground floor bedroom, also towards the rear and overlooking the garden, the large sash window floods the room with natural light. Heading downstairs is a large principal bedroom to the rear with further views out to the garden and an additional room, which offers sleek built-in storage and is the perfect space to be utilised as a gym or home cinema. The property is completed with a stylish shower room and a separate WC located adjacent.

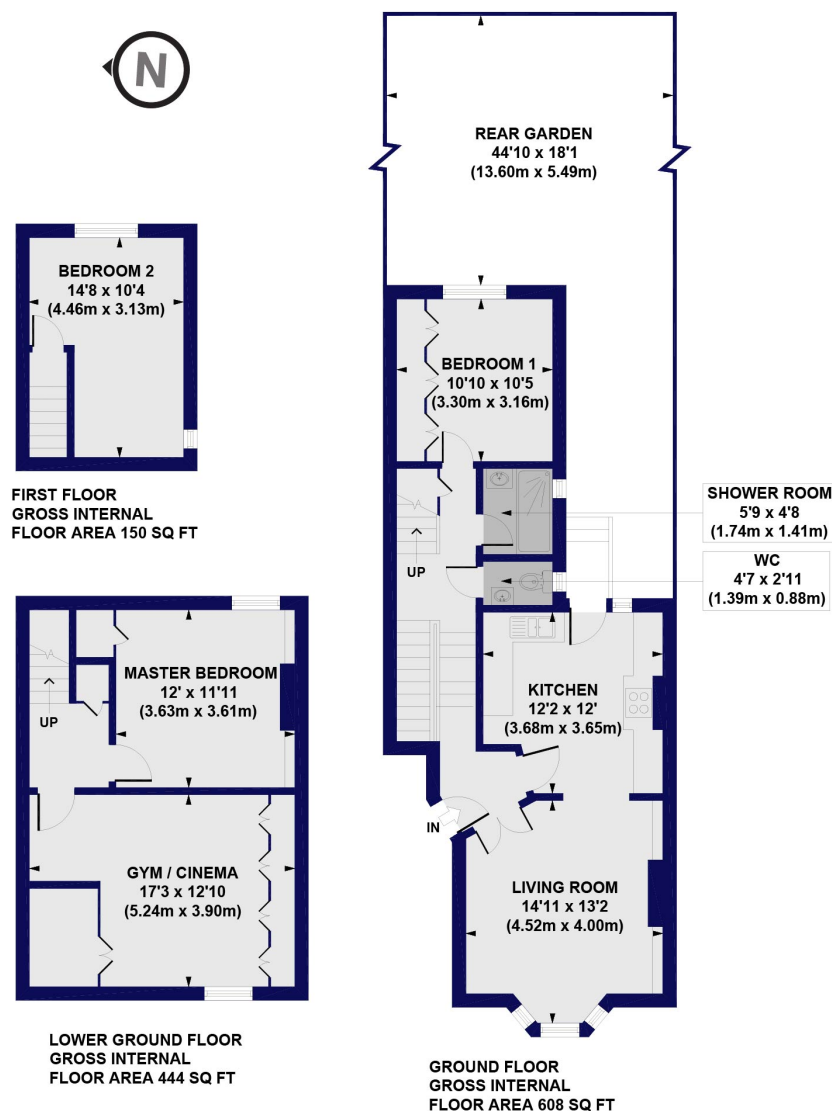
Cricketfield Road is perfectly located for a selection of fantastic transport links and local shops. The vibrant atmosphere of Lower Clapton and Hackney Central are just a short distance away along with numerous independent shops, cafes and restaurants. Hackney Downs Park is just moments from the property. Hackney Marshes and London Fields are also within walking distance. An array of transport links offer effortless access via Overground links at Hackney Central, Hackney Downs and Clapton, to the City, West End and beyond.

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Cricketfield Road, E5
Approx. Gross Internal Floor Area 1202 sq. ft / 111.71 sq. m



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		
55-68	D	68 D	77 C
39-54	E		
21-38	F		
1-20	G		

<https://www.winkworth.co.uk/sale/property/HAC250056>

Tenure: Share of Freehold

Service Charge: £TBC Adhoc

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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