



FLAT 1, DOWNS ROAD, LONDON, E5
£449,950 LEASEHOLD

STUNNING TWO BEDROOM APARTMENT IN HEART OF E5

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

Winkworth

[winkworth.co.uk](https://www.winkworth.co.uk)



DESCRIPTION:

This attractive two-bedroom apartment offers approximately 635 sq ft of well-proportioned accommodation, finished to a good standard throughout. The property enjoys a bright and airy feel, with plenty of natural light enhancing the contemporary interior, complemented by neutral décor, herringbone-style flooring and fitted carpeting.

The accommodation comprises a spacious open-plan reception room and modern fitted kitchen, two well-sized double bedrooms and a bathroom. The kitchen features sleek white cabinetry and integrated appliances, whilst the reception room provides ample space for both living and dining. Large windows allow natural light to flood the living area, further enhanced by pleasant views over Clapton Pond, creating an inviting space to relax and entertain.

The property is conveniently positioned for Clapton, Hackney Downs and Hackney Central stations, providing excellent connections across London, including the City and Central London. Mare Street and the surrounding area offer a wide choice of local shops, cafés, restaurants, supermarkets and independent retailers, with a range of everyday amenities close at hand.

Clapton Pond is right on the doorstep, whilst Hackney Downs Park is also nearby, providing attractive green spaces for walks, exercise and leisure.

Combining a bright, well-presented interior, a practical layout and an attractive outlook over Clapton Pond, this appealing apartment would make an excellent home for first-time buyers and professionals alike, as well as offering an attractive opportunity for investors seeking a property in a well-connected East London location.

Winkworth



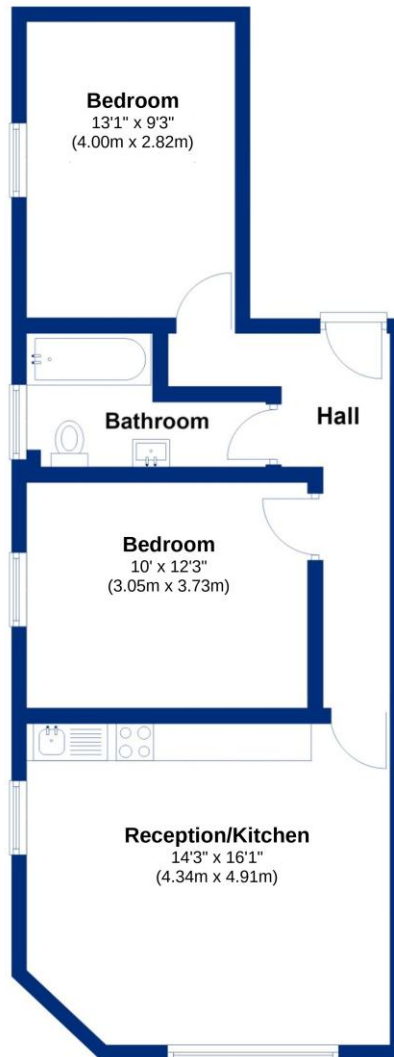
Winkworth

Downs Road

Total area: approx. 628.0 sq. feet (58.3 sq. metres)

First Floor

Approx. 628.0 sq. feet (58.3 sq. metres)



All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements. • @modephotouk | www.modephoto.co.uk Plan produced using PlanUp.

Winkworth

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	75 C	81 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

<https://www.winkworth.co.uk/sale/property/HAC260478>

Tenure: Leasehold

Term: 250 year and 0 months (Subject to change)

Service Charge: £0 per annum (approx.)

Ground Rent: £ 0 Annually (Subject to review)

Council Tax Band: C

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.

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

Winkworth

[winkworth.co.uk](https://www.winkworth.co.uk)

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.