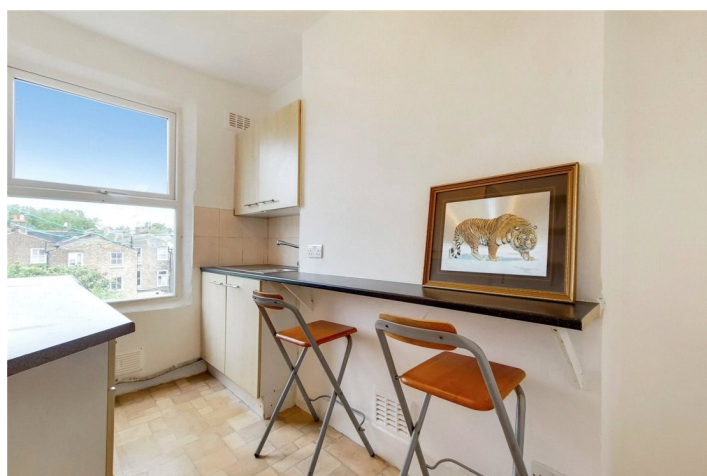
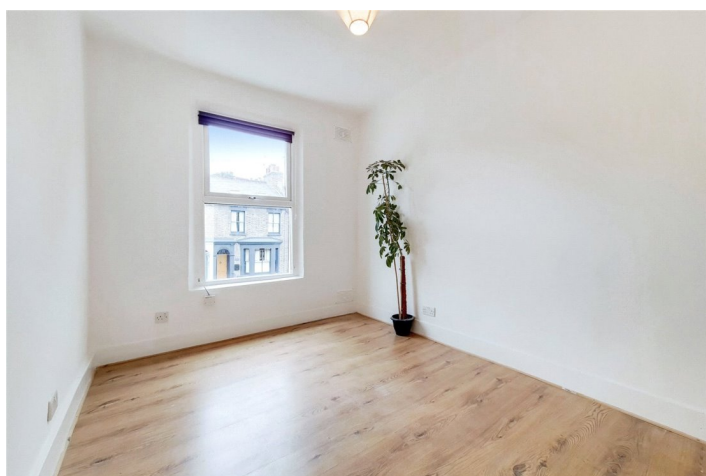




LOCKHURST STREET, LONDON, E5  
**£350,000 LEASEHOLD**

**A BRIGHT ONE BEDROOM APARTMENT SET  
MOMENTS FROM THE FANTASTIC  
CHATSWORTH ROAD.**

Hackney | 020 8986 4216 | [hackney@winkworth.co.uk](mailto:hackney@winkworth.co.uk)

**Winkworth**

*[winkworth.co.uk](http://winkworth.co.uk)*



## DESCRIPTION:

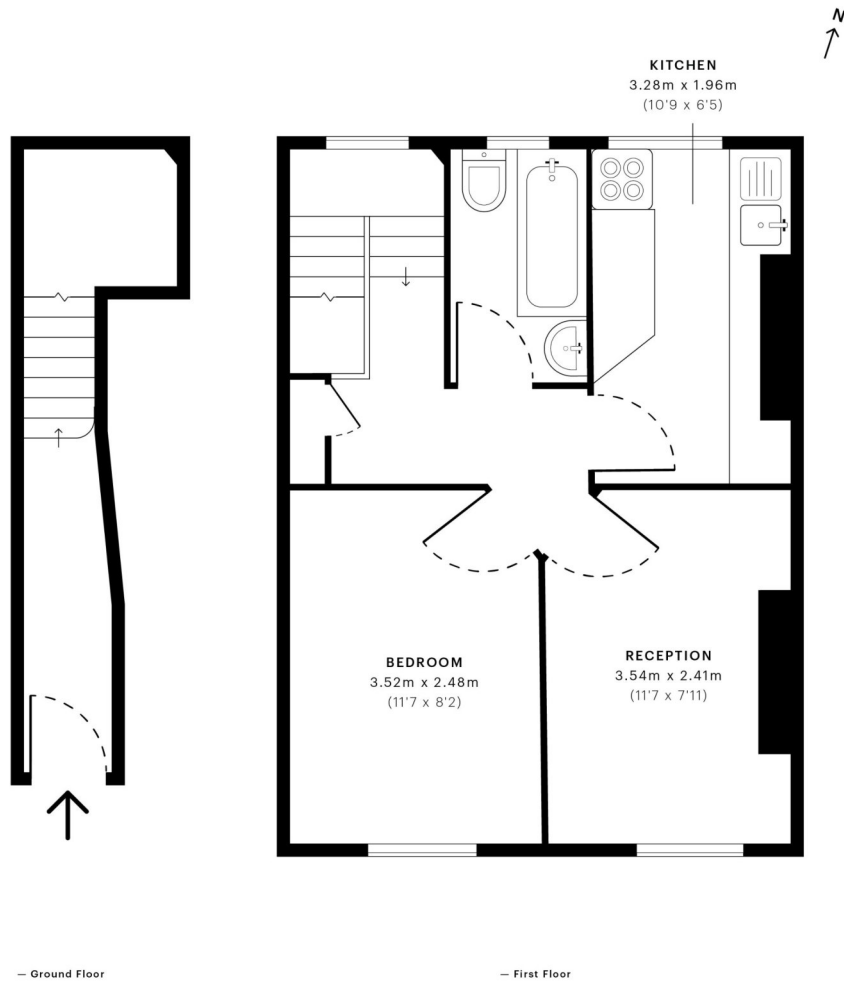
A fantastic, bright & airy one bedroom apartment occupying the first floor of an attractive Victorian conversion on a quiet, tree-lined street on the sought-after Lockhurst Street, close to Chatsworth Road. This first floor period flat is well proportioned and has the possibility for reconfiguration (Subject to Planning). The space comprises of a bright reception area, separate kitchen and a quiet bedroom set to the rear of the property, a bathroom suite completes the layout.

Situated in the vibrant heart of Lower Clapton, the property benefits from excellent local amenities, and is moments from the green spaces of Millfields Park, Hackney Downs and Hackney Marshes. There are a fantastic selection of independent shops, cafes, and restaurants at the popular Chatsworth Road, that offers a bustling Sunday market. Superb transport links can be found at Homerton and Hackney Central overground stations providing easy access throughout London and beyond.

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GROSS INTERNAL AREA (GIA)  
The footprint of the property  
39.91 sqm / 429.59 sqft

NET INTERNAL AREA (NIA)  
Excludes walls and external features  
Includes walkways, restricted head height  
34.76 sqm / 374.15 sqft

EXTERNAL STRUCTURAL FEATURES  
Balconies, terraces, verandas etc.  
0.00 sqm / 0.00 sqft

RESTRICTED HEAD HEIGHT  
Limited use area under 1.5 m  
0.00 sqm / 0.00 sqft



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 3B RESIDENTIAL 36.56 sqm / 393.53 sqft  
IPMS 3C RESIDENTIAL 35.05 sqm / 377.28 sqft

SPEC ID: 60eedab38da05e0dc15a9c61

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             |         | 83 B      |
| 69-80 | C             |         |           |
| 55-68 | D             |         |           |
| 39-54 | E             | 52 E    |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

<https://www.winkworth.co.uk/sale/property/HAC260340>

**Tenure:** Leasehold

**Term:** 948 year and 11 months

**Service Charge:** £281.31 per year

**Ground Rent:** (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.