

CLARKSON STREET, LONDON, E2
£525,000 LEASEHOLD

BEAUTIFULLY FINISHED 2-BEDROOM SPLIT-LEVEL FLAT WITH SOUTH-FACING GARDEN

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DESCRIPTION:

Tucked away on a quiet residential street, this beautifully presented two-bedroom split-level flat perfectly blends modern comfort with East London charm. Spanning 702 square feet, the home offers generous space, thoughtful design, and an enviable location just moments from the city's most beloved spots.

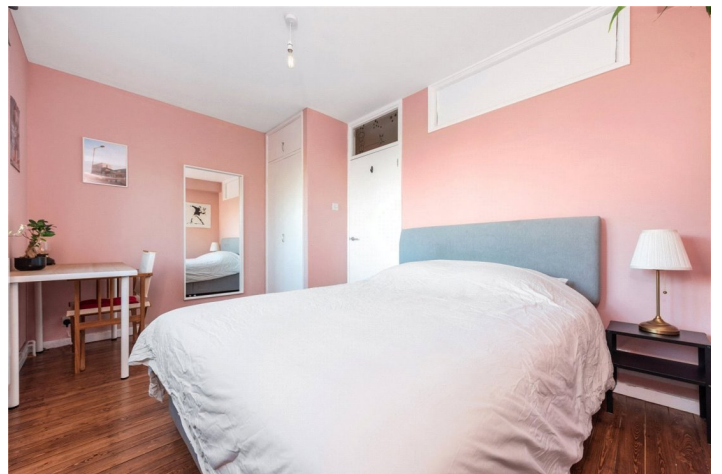
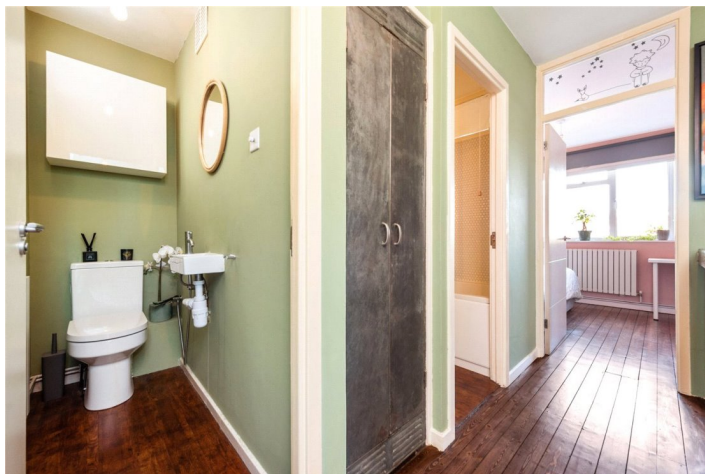
Step inside and feel the calm. The bright, airy living room opens through sliding doors to a private south-facing garden, your own secluded retreat for morning coffees, summer barbecues, or unwinding after a busy day. The separate modern kitchen is smartly designed, perfect for both everyday living and entertaining friends.

Upstairs, two spacious double bedrooms provide peaceful sanctuaries, complemented by a sleek contemporary bathroom and an additional separate WC. Every detail has been finished to a high standard, creating a home that is as stylish as it is practical.

Location is everything, and this flat delivers. Just a short stroll takes you to Bethnal Green Underground on the Central Line or Cambridge Heath Overground, connecting you effortlessly to the rest of London. On weekends, you are minutes from Columbia Road Flower Market, Broadway Market, and Victoria Park, a vibrant mix of markets, cafés, boutiques, and green open spaces right on your doorstep.

Whether you are a professional, couple, or sharer, this home offers the perfect balance of tranquillity and city buzz, a place where you can truly experience the best of East London living.

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Approx. Gross Internal Floor Area 702 sq. ft / 65.25 sq. m



COMPLIANT WITH RICS CODE OF MEASURING PRACTICE. Floorplan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floorplan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. Liability for errors, omissions or mis-statement through negligence or otherwise is hereby excluded.

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



<https://www.winkworth.co.uk/sale/property/SO250394>

Tenure: Leasehold

Term: 89 year and 1 months

Service Charge: £1833.56 per annum

Ground Rent: £ 10 Annually (subject to increase)

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.

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