



WRENS PARK HOUSE, WARWICK GROVE, LONDON, E5
£325,000 LEASEHOLD

A SPACIOUS ONE BEDROOM FLAT WITH A PRIVATE BALCONY JUST A SHORT WALK TO CLAPTON STATION

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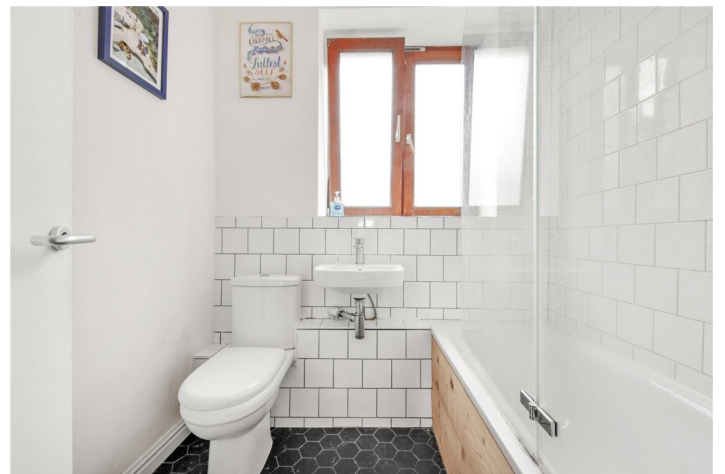
DESCRIPTION:

This inviting one-bedroom second-floor flat is offering a comfortable and contemporary living space, this property presents an excellent opportunity for individuals or couples seeking a well-designed home in a desirable location.

As you enter the flat, you'll be greeted by a generously sized bedroom featuring built-in wardrobes, providing ample storage space. Natural light streams in through the windows, creating a bright and airy ambiance. The flat also benefits from a private balcony, a modern three-piece bathroom suite. Additionally, a semi-open plan kitchen and living room area maximizes the available space and the kitchen is thoughtfully designed with contemporary fixtures and fittings. With approximately 500 square feet of living space, this flat offers a cozy and manageable environment that is easy to maintain while providing ample room to live comfortably.

Located in the area of Wrens Park House on Warwick Grove, this property benefits from its prime location and access to a range of local amenities. The surrounding area boasts a variety of shops, supermarkets, cafes, and restaurants, providing convenience and a vibrant atmosphere. Just a short distance away, you'll find Clapton Pond, offering a peaceful green space to unwind and enjoy the outdoors. Transport links in the area are excellent, ensuring easy access to the rest of London. Numerous bus routes serve the vicinity, connecting residents to various destinations across the city. Clapton Overground Station is within walking distance, providing swift and convenient connections to Liverpool Street Station and the wider London Overground network.

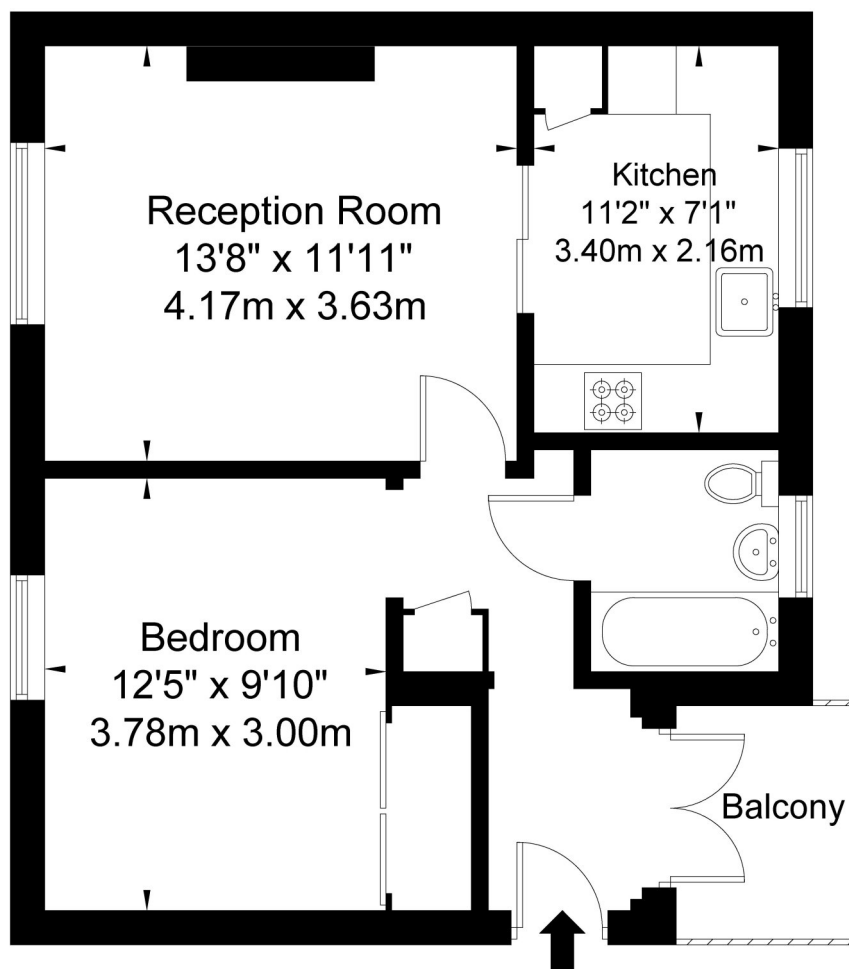
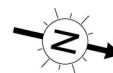
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Wrens Park House Warwick Grove E5 9LL

Approx Gross Internal Area = 46.5 sq m / 500 sq ft



Second Floor

Ref

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The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.
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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.

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
A (92-100)	
B (81-91)	
C (69-80)	74
D (55-68)	79
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
England, Scotland & Wales EU Directive 2002/91/EC	

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