



REIGHTON ROAD, LONDON, E5
£425,000 SHARE OF FREEHOLD

1 BEDROOM MAISONETTE SET IN A BEAUTIFULLY DEVELOPED VICTORIAN CONVERSION WITH PRIVATE TERRACE, E5

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DESCRIPTION:

A stunning one-bedroom maisonette set in a beautifully developed Victorian Conversion with Private Terrace and external storage, E5

Located on a quiet residential street in Clapton, this tastefully refurbished Victorian conversion offers a rare combination of period features and modern comfort. Spanning approximately 450 sq. ft, the property benefits from its own private entrance, a generous private terrace, external storage room and a thoughtfully designed interior throughout.

Further benefits of the property include a modern kitchen, double bedroom with bespoke built-in wardrobes and a large window, an energy efficient underfloor heating system, custom library nook with built-in reading bench and a contemporary bathroom featuring marble walls and modern fixtures.

The private outdoor terrace is a superbly styled space, complete with evening lighting and it perfect for dining, relaxing, or exercise. Located on the terrace is a storage room fitted with electrics and ideal for keeping bulky items, additional appliances, or bikes.

Ideally situated in Clapton (E5), the property benefits from a quiet setting while remaining close to a wide array of amenities. Just a short walk to Stoke Newington Church Street, and surrounded by green spaces such as Hackney Marshes, Millfields Park, Hackney Downs, and Abney Park. Clapton & Rectory Road Overground Stations are also nearby with direct links to Liverpool Street in approx. 12 minutes. Local amenities include a 24/7 grocery store, popular cafés, restaurants and a co-working space. BLOK Gym is also a 10 minute walk away.

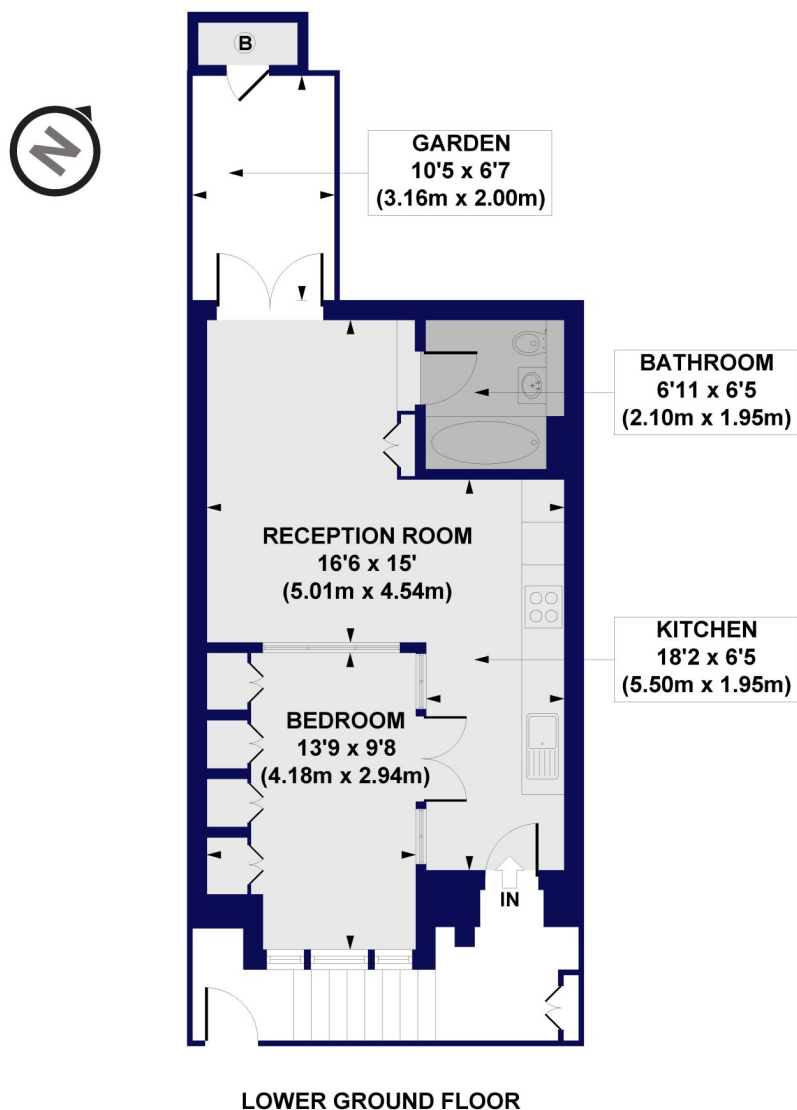
Any associated charges including, but not limited to, service charge, ground rent and sinking funds outlined in the marketing material is an approximation calculated using information provided by and described by the client at the time of instruction. The actual cost may be subject to change and therefore we recommend all interested parties carry out their own enquiries.

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Reighton Road, E5
Approx. Gross Internal Floor Area 448 sq. ft / 41.66 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	78 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



<https://www.winkworth.co.uk/sale/property/STK250525>

Tenure: Share of Freehold
Term: 999 year and 0 months
Service Charge: £0 per annum
Ground Rent: £ 0 Annually (subject to increase)
Council Tax Band: B

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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