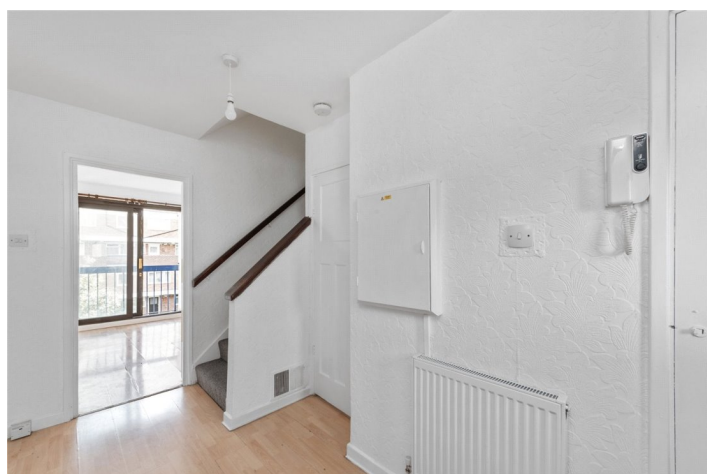




ASHBOURNE COURT, DAUBENEY ROAD, LONDON, E5
'OFFERS IN EXCESS OF' £475,000 LEASEHOLD

3 BEDROOM SPLIT LEVEL APARTMENT WITH BALCONY IN E5!

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

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DESCRIPTION:

Situated in the heart of Clapton, this spacious three-bedroom split-level apartment offers excellent potential for buyers looking to put their own stamp on a home. Arranged across two floors, the property benefits from well-proportioned rooms and a practical layout, making it an ideal project for those seeking to modernise and add value.

The accommodation comprises a generous reception room, separate kitchen, three double bedrooms, family bathroom, and ample storage throughout and a balcony. Large windows bring in plenty of natural light, enhancing the sense of space.

Ashbourne Court is conveniently located within easy reach of the vibrant amenities of Lower Clapton Road, Chatsworth Road, and Stoke Newington. Excellent transport links are close by, including Clapton Overground Station, providing swift access into the City and beyond.

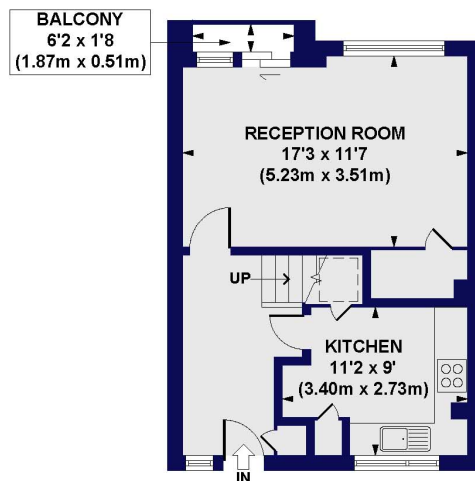
Offered chain-free, this property represents a fantastic opportunity for first-time buyers, investors, or anyone looking for a home to refurbish to their own taste.

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Ashbourne Court, Daubeney Road, E5
Approx. Gross Internal Floor Area 903 sq. ft / 83.91 sq. m



SECOND FLOOR
GROSS INTERNAL FLOOR AREA 407 SQ FT

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	73 C	74 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



<https://www.winkworth.co.uk/sale/property/HAC240460>

Tenure: Leasehold

Term: 86 year and 11 months

Service Charge: £1441.08 per annum

Ground Rent: £ 9 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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