

LINSCOTT ROAD, LONDON, E5  
 'OFFERS IN EXCESS OF' £525,000 LEASEHOLD

**A WELL-PROPORTIONED THREE-BEDROOM  
 FLAT WITHIN A POPULAR PURPOSE-BUILT  
 BLOCK.**

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## DESCRIPTION:

An incredibly well-proportioned three-bedroom flat located in a popular purpose-built block, on the sought-after Linscott Road.

Boasting three double bedrooms, each offering ample storage and plenty of natural light from large windows throughout. A spacious kitchen diner, a sizeable reception perfect for both entertaining and relaxation. The bathroom features a shower over the bath.

The reception opens out to the south-facing balcony and garden area, offering a tranquil outdoor space ideal for unwinding.

Conveniently located in the vibrant area of Lower Clapton, a short walk from Chatsworth Road, the property is close to local amenities, excellent transport links and green spaces.

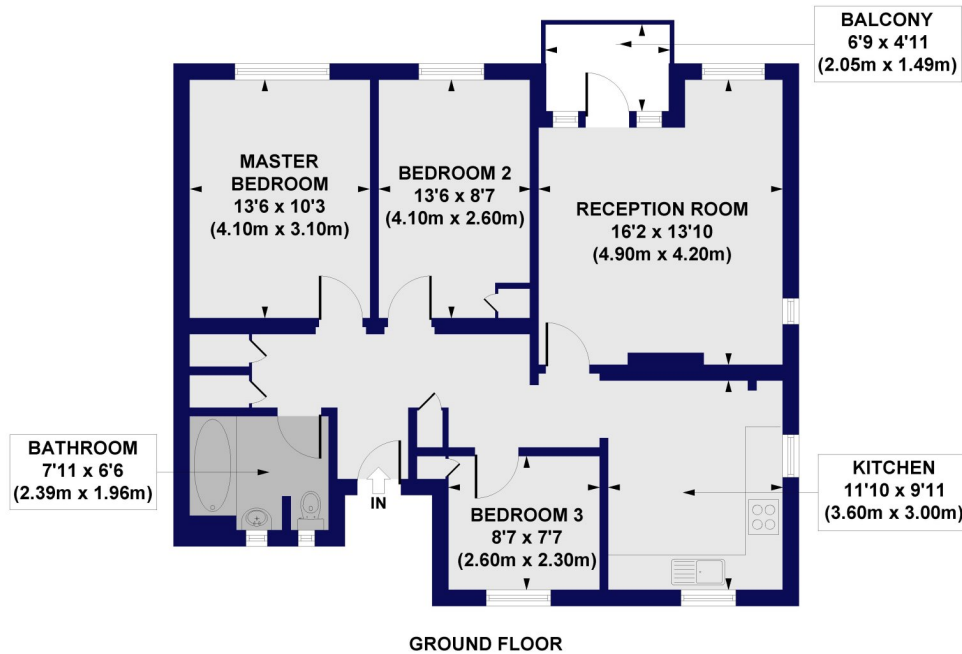
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**Linscott Road, E5**  
**Approx. Gross Internal Floor Area 869 sq. ft / 80.71 sq. m**



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

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