



KENNINGHALL ROAD, LONDON, E5
£450,000 LEASEHOLD

RAISED GROUND FLOOR APARTMENT IN AN ATTRACTIVE DOUBLE FRONTED PERIOD CONVERSION

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DESCRIPTION:

Situated on the raised ground floor of an attractive double-fronted period property, this beautifully presented one-bedroom apartment blends classic character with modern convenience in the heart of Lower Clapton.

The apartment boasts a spacious reception room with high ceilings and expansive windows that flood the space with natural light. A modern, well-equipped kitchen—complete with integrated appliances—is thoughtfully set back from the reception, offering both functionality and style.

Off the hallway, you'll find a generous double bedroom featuring bespoke fitted wardrobes and vast windows that provide a pleasant outlook over the tranquil communal garden. The property also benefits from a large, modern bathroom finished to a high standard.

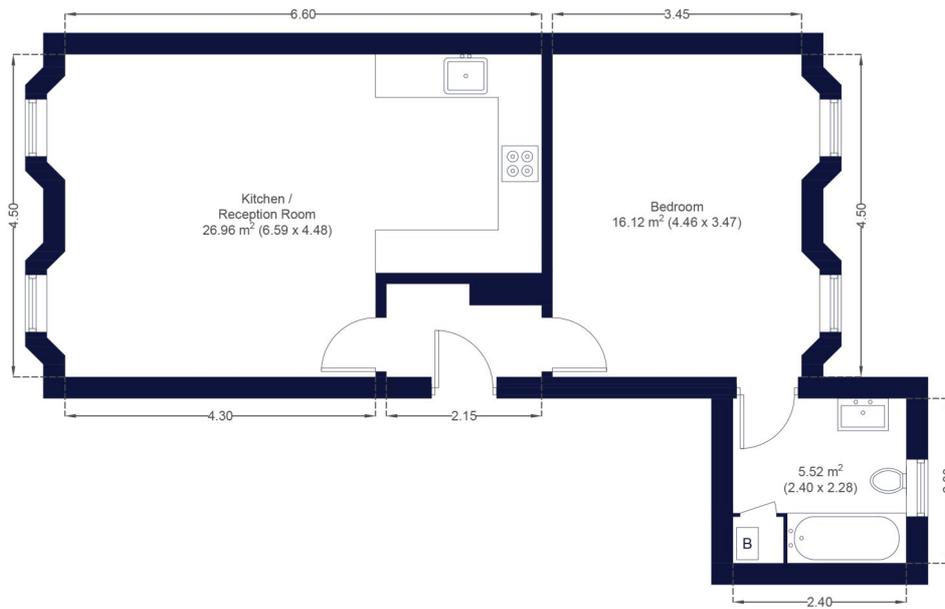
Residents enjoy access to a substantial and tranquil shared garden at the rear, perfect for relaxing or entertaining. Ideally located close to the green open spaces of Millfields Park and Hackney Downs, the apartment also offers excellent transport links via Clapton and Rectory Road Overground stations, with fast connections to the City, West End, and a variety of local bus routes.

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▼ Upper Ground Floor



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This plan is for layout guidance only and is not to scale unless stated. All dimensions, including windows, doors, fittings, and the total area, are approximate measurements. Produced by a



Certified Property Measurer

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	62 D	
39-54	E		
21-38	F		
1-20	G		

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