



SHELLNESS ROAD, LONDON, E5  
**£600,000 LEASEHOLD**

## STYLISH SPLIT-LEVEL THREE BEDROOM APARTMENT IN THE HEART OF E5

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## DESCRIPTION:

Located on a quiet residential street in the heart of Clapton, this three-bedroom split-level maisonette offers well-proportioned living space with a private garden and separate balcony. Set over two floors and in good condition throughout, the property provides comfortable and practical accommodation, ideal for families, sharers or first-time buyers looking to settle in this popular part of East London.

The property features three double bedrooms, each with space for a double bed and additional furniture. The living area is bright and welcoming, offering a relaxed setting for everyday living or entertaining. The kitchen is well maintained with plenty of storage and worktop space, and the main bathroom is modern and clean, complemented by a separate WC.

The balcony is accessed independently, offering a quiet outdoor space for morning coffee or evening air, while the private rear garden adds another layer of appeal, perfect for summer gatherings or enjoying a bit of greenery in the city.

Shellness Road is a peaceful street with excellent transport links nearby. Clapton Overground Station is within walking distance, offering fast connections into Liverpool Street and beyond. The green spaces of Downs Park, Springfield Park and Hackney Marshes are close by, and the area is well served by local cafes, shops and schools.

This is a great opportunity to secure a spacious and well-kept home in one of Hackney's most desirable residential pockets.

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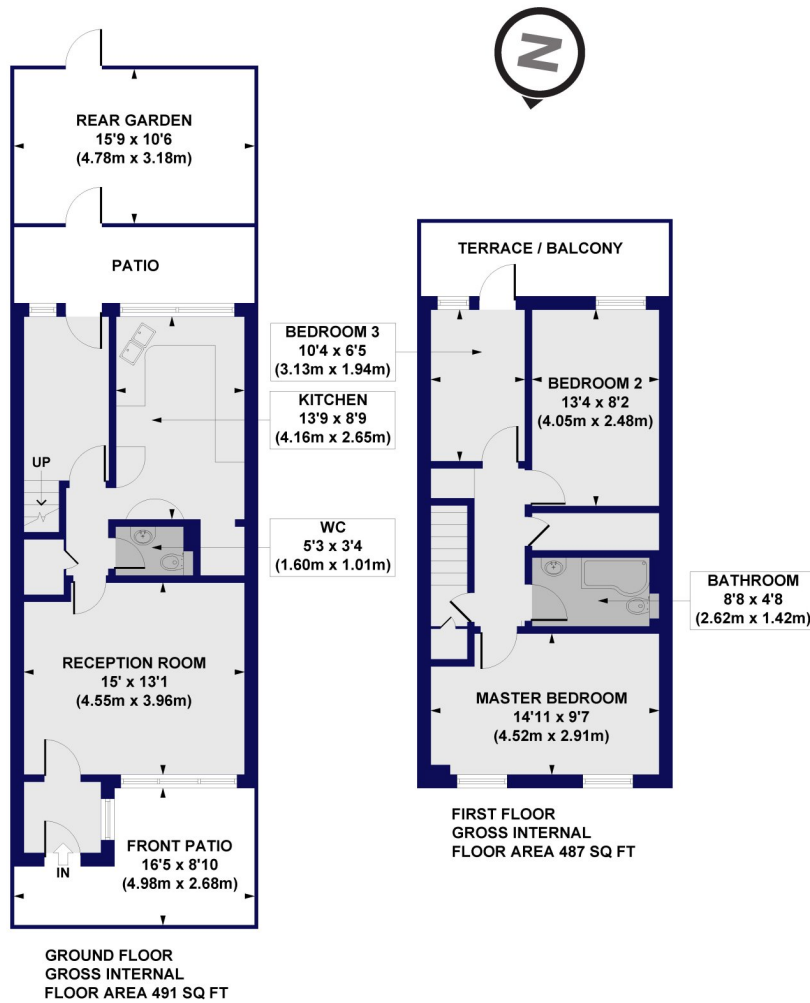


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# Shellness Road, E5

Approx. Gross Internal Floor Area 977 sq. ft / 90.80 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	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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