



ICKBURGH ROAD, LONDON, UNITED KINGDOM, E5
£550,000 SHARE OF FREEHOLD

**A WELL PRESENTED TWO BEDROOM SPLIT
 LEVEL PERIOD CONVERSION JUST MOMENTS
 TO CLAPTON STATION.**

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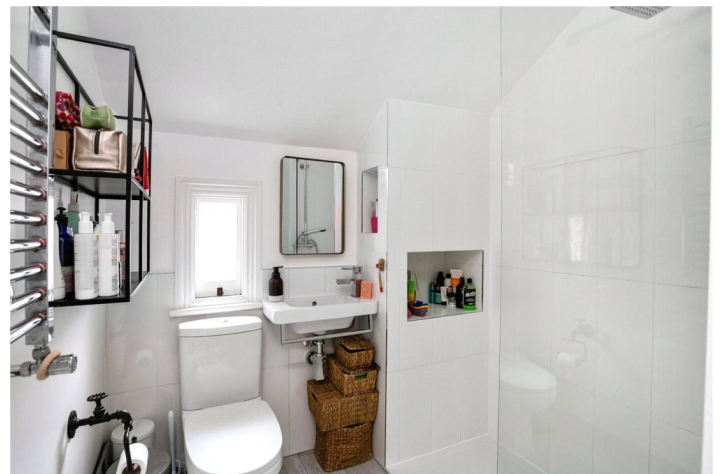
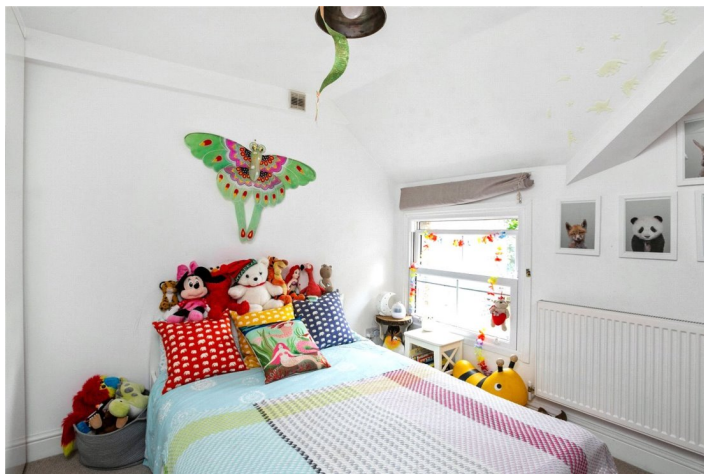
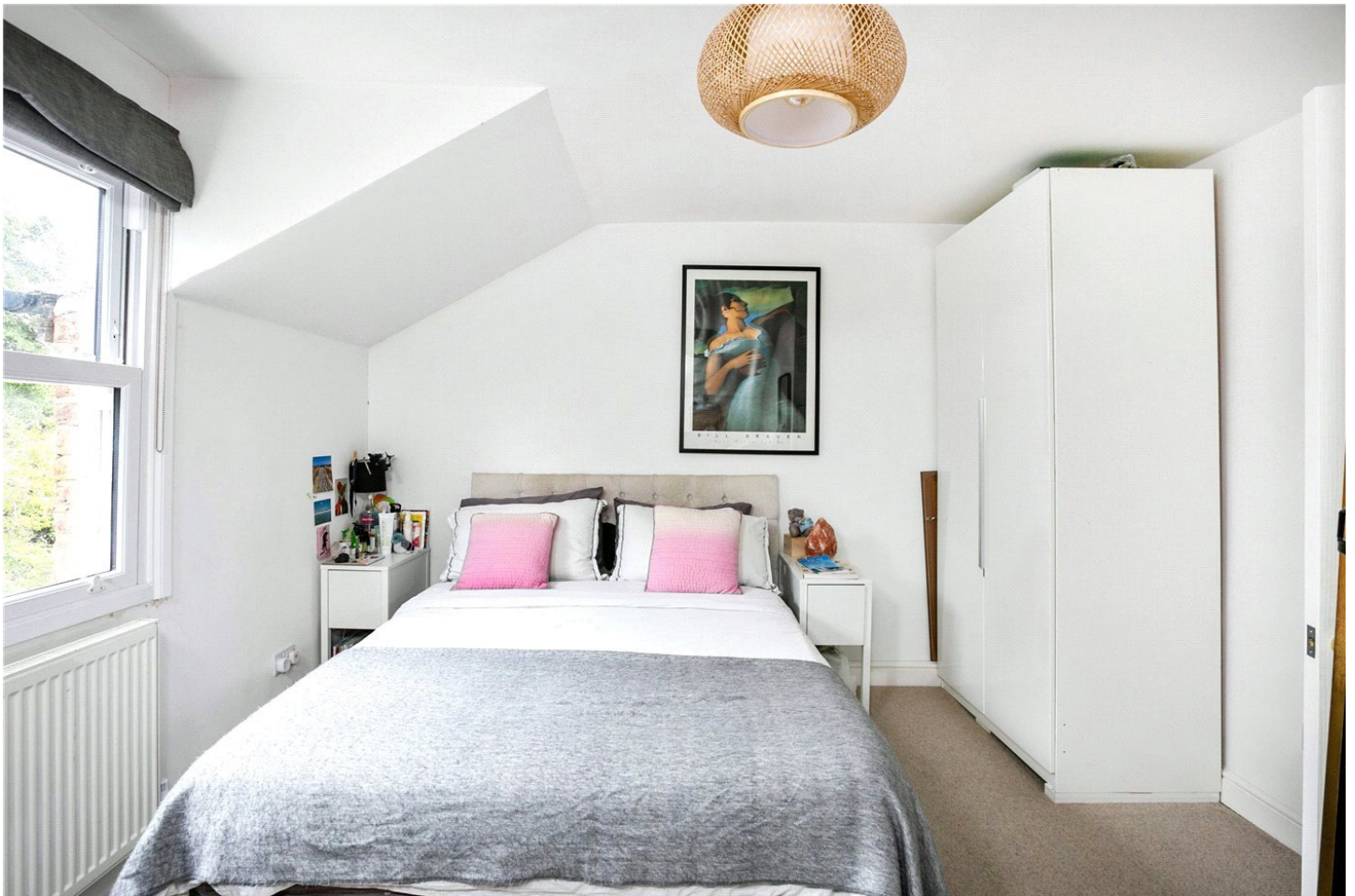
DESCRIPTION:

An outstanding Upper Maisonette arranged over the top two floors of this beautiful Victorian property. The property is tastefully decorated throughout and offers versatile accommodation. On the top floor you can find two large double bedrooms, both of which are light and airy and a modern bathroom suite. The first-floor plays host to a large bright open plan kitchen and reception room, there is also an impressive bay with sash windows over-looking the tree lined street.

The immediate area has a fantastic offering of places to eat and drink, notably, P. Franco, Charles Artisan Bread and My Neighbours The Dumplings on nearby Lower Clapton Road. A short walk to the west is Stoke Newington with all it has to offer. The weekly food market on Chatsworth Road is easily reached in around fifteen minutes by foot and Hackney Picture House, London Fields Lido and the Grade-II* listed St John at Hackney, an eighteenth-century chapel and live music venue, are also nearby. For green open space, Millfields, Abney and Clissold Parks, and Hackney Downs are all within close proximity.

The property is in the catchment area for several highly sought-after primary and secondary schools. For transport, Clapton Station is seconds away and runs fast and regular Overground services to Liverpool Street. The property is also approx 0.4 miles to Rectory Road & Hackney Downs Overground Stations. There are also plenty of good bus connections nearby offering routes to the city and West End.

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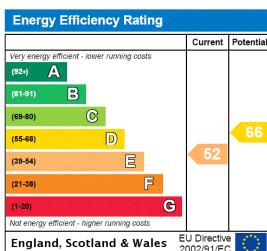
Ickburgh Road, E5
Approx. Gross Internal Floor Area 745 sq. ft / 69.16 sq. m



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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.



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