



LINSCOTT ROAD, LONDON, E5
£1,250,000 FREEHOLD

CHARMING PERIOD HOME WITH POTENTIAL ON POPULAR LINSCOTT ROAD

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DESCRIPTION:

Nestled on the sought-after Linscott Road in the heart of Lower Clapton, this spacious period property offers character and huge potential. Spread over three floors, the home boasts 4/5 double bedrooms, 2 bathrooms, and a sizeable south-west facing private garden, ideal for gardening, entertaining or quiet relaxation.

The ground floor features a welcoming double reception room with high ceilings and excellent natural light, opening directly onto the garden. A separate kitchen and a bathroom complete this level, along with a basement area that offers some valuable storage space.

The first floor comprises two generous double bedrooms, a second bathroom, and a former kitchen that could be reconfigured into a fifth bedroom, or a second upstairs bathroom – offering flexibility. The top floor provides two additional double bedrooms and access to a loft space.

This chain-free property provides exciting scope for refurbishment and extension (subject to planning), making it an ideal project for families or developers looking to create a bespoke home.

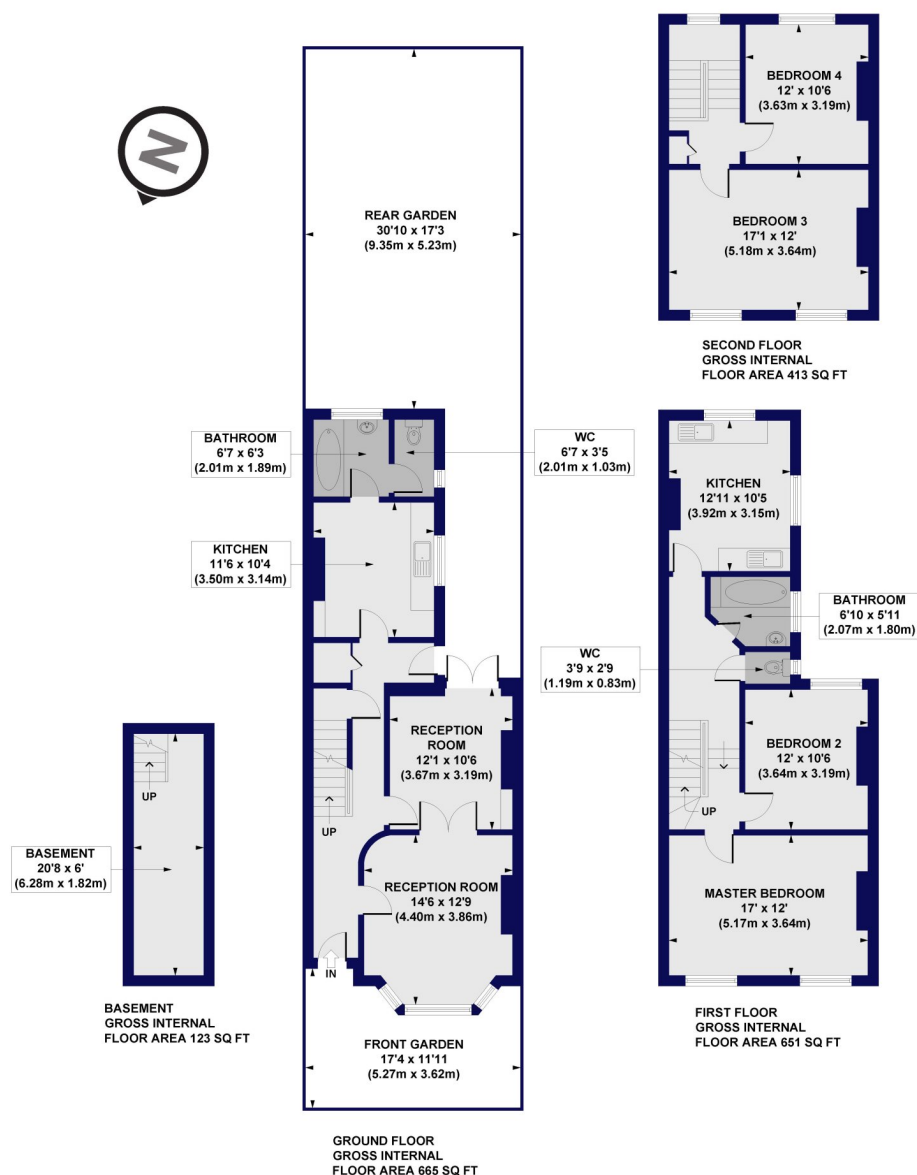
Located in a vibrant residential area of Lower Clapton with excellent transport links via the overground links at Clapton & Homerton, the home is moments from renowned schools, green open spaces like Hackney Downs and Millfields Park, and diverse local amenities.

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Linscott Road, E5 Approx. Gross Internal Floor Area 1852 sq. ft / 172.05 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		83 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

<https://www.winkworth.co.uk/sale/property/HAC240413>

Tenure: Freehold

Term: 0 year and 0 months

Service Charge: £0 per annum

Ground Rent: £ 0 Annually (subject to increase)

Council Tax Band: E

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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