

GOOCH HOUSE, KENNINGHALL ROAD, LONDON, E5
£300,000 LEASEHOLD

1-BEDROOM APARTMENT WITH BALCONY IN THE HEART OF CLAPTON

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DESCRIPTION:

This well-proportioned one-bedroom apartment is located in the popular Gooch House development in the heart of Clapton. Set on an upper floor with lift access, the property benefits from a private balcony, a bright layout with excellent natural light throughout, and access to a concierge service for added convenience and security.

The accommodation includes a spacious living room, a separate fitted kitchen, a generously sized double bedroom and a well-maintained bathroom. The layout is both practical and functional, offering a great opportunity to personalise the interiors to suit your style.

The balcony provides open views and a pleasant outdoor space to enjoy. Gooch House itself is a secure, well-maintained building with communal areas, lift access and on-site concierge.

Key Features

- One double bedroom
- Private balcony
- Separate kitchen
- Concierge service
- Secure entry
- Lift access
- Communal gardens
- Excellent transport links

Gooch House is ideally positioned for the green open spaces of Millfields Park and the River Lea towpath, while the independent shops, cafés and weekend market on Chatsworth Road are just around the corner. Clapton Overground Station is within easy walking distance, providing direct access to Liverpool Street and the City.

A great opportunity to secure a well-located home in E5 with room to add value.

Viewings are highly recommended.

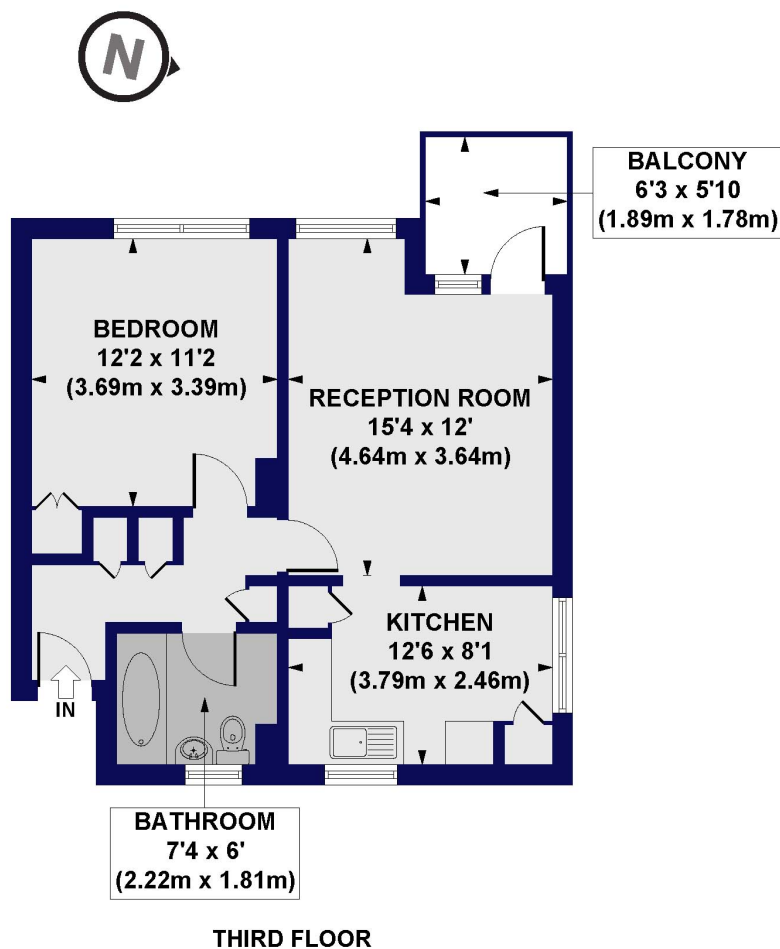
Early viewing is recommended.

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Gooch House, Kenninghall Road, E5
Approx. Gross Internal Floor Area 529 sq. ft / 49.13 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	77 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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