



CLEVELEYS ROAD, LONDON, E5
OFFERS IN EXCESS OF £600,000 SHARE OF FREEHOLD

BEAUTIFULLY RENOVATED 2 BEDROOM GARDEN FLAT IN CLAPTON

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DESCRIPTION:

A charming two-bedroom 1930's conversion set on the sought-after Cleveleys Road in Clapton. Offering just under 800 sqft of well-arranged living space, this delightful renovated home offers a seamless move in as well as a opportunity to extend (subject to planning permission).

The property features a light-filled reception room, a well-proportioned kitchen, two generous bedrooms, and a modern bathroom. One of its standout features is the private garden — a peaceful haven perfect for outdoor dining, relaxing or further landscaping.

Cleveleys Road is ideally positioned to enjoy the best of Clapton. Moments away are the independent cafés, restaurants and boutique shops of Chatsworth Road, as well as the green open spaces of Millfields Park and the River Lea. Excellent transport links are within easy reach, including Clapton Overground station, providing swift access to Liverpool Street and wider London.

A wonderful opportunity to secure a stunning home in a vibrant and well-connected neighbourhood, with scope to grow and make it your own

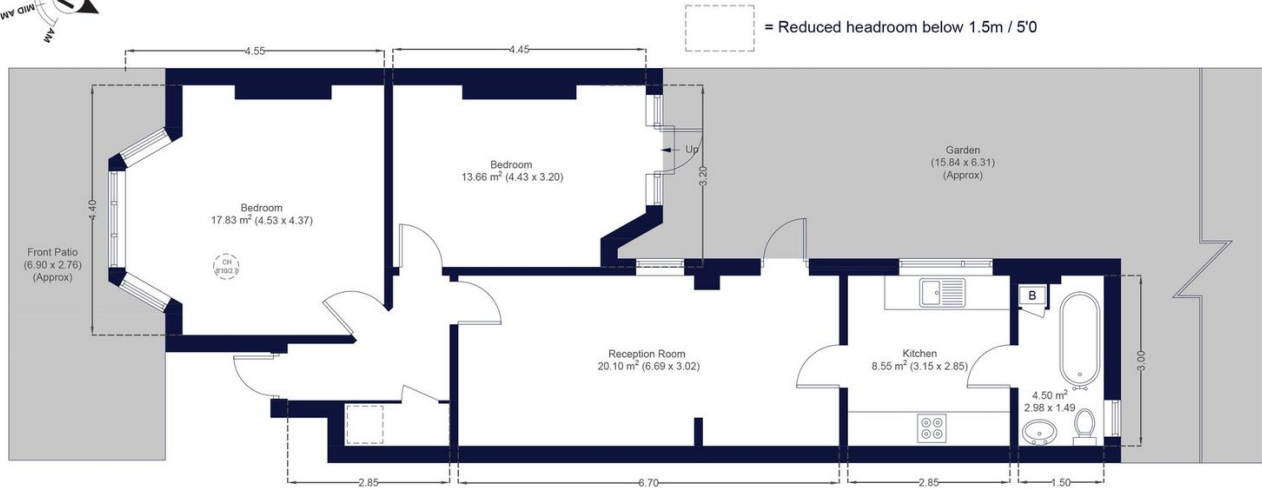
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Cleveleys Road, E5

Approximate Gross Internal Area = 73.54 m² / 791.58 ft²



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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
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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		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



<https://www.winkworth.co.uk/sale/property/HAC200133>

Tenure: Share of Freehold

Service Charge: £1000 per annum

Council Tax Band: C

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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