



CLEVELEYS ROAD, LONDON, E5
OIEO £520,000 SHARE OF FREEHOLD

**TWO BEDROOM PERIOD HOME ON THE
 SOUGHT-AFTER CLEVELEYS ROAD WITH
 POTENTIAL TO EXTEND (STP).**

Hackney | 020 8986 4216 | hackney@winkworth.co.uk

Winkworth

winkworth.co.uk

See things differently



DESCRIPTION:

A charming period property on the sought-after Cleveleys Road, offered to the market chain-free with a Share of the Freehold. Situated on the first floor, this characterful home enjoys generous natural light throughout, enhanced by large windows and well-proportioned rooms.

The internal accommodation includes a spacious double bedroom and an additional bedroom, ideal for a home office or study. There are two rooms that can be considered as the main reception area, both offering fantastic natural light, while a separate kitchen is positioned to the rear, with the bathroom and a separate WC in between.

There is exciting potential to further enhance the home with the addition of a roof terrace and a loft conversion (both subject to the necessary planning consents).

Perfectly located, the property benefits from the vibrant selection of cafés, restaurants, and local amenities that Clapton is known for. Excellent transport links are available at Clapton and Hackney Downs Overground, providing quick access into the City and beyond. Residents can also enjoy the nearby Hackney Downs and Lee Valley Regional Park, offering a wide range of green spaces and leisure facilities.

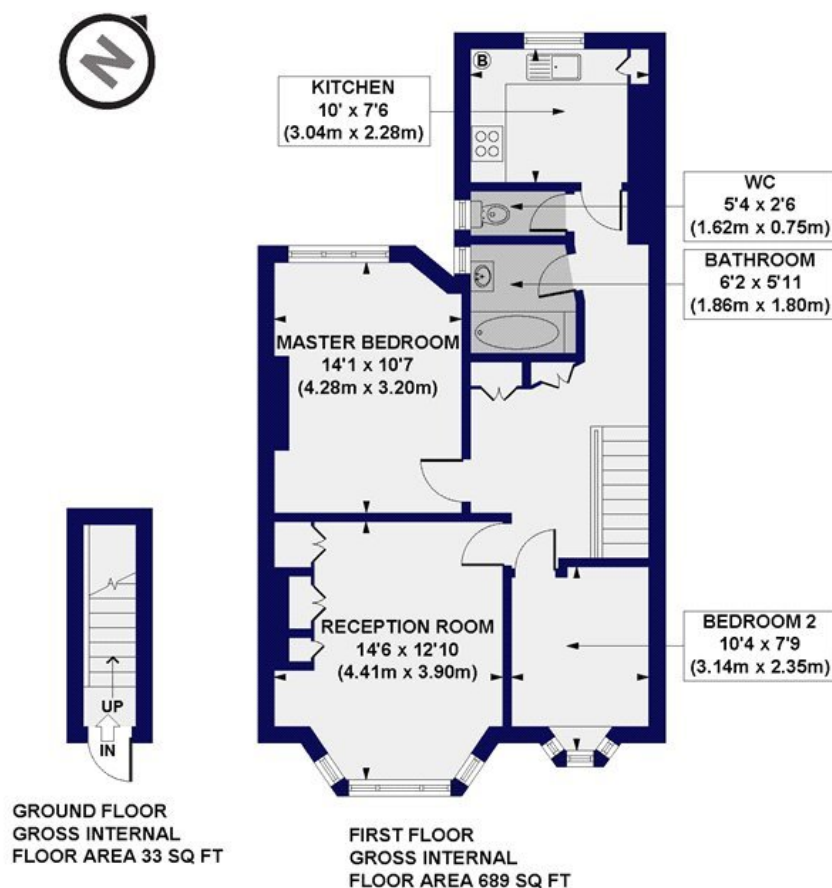
This is a fantastic opportunity to secure a beautiful home with potential, in one of Hackney's desirable neighbourhoods.

Winkworth



Winkworth

Cleveleys Road, E5
Approx. Gross Internal Floor Area 723 sq. ft / 67.15 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.

Winkworth

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



<https://www.winkworth.co.uk/sale/property/HAC250382>

Tenure: Share of Freehold

Service Charge: TBC

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.

Hackney | 020 8986 4216 | hackney@winkworth.co.uk

Winkworth

[winkworth.co.uk](https://www.winkworth.co.uk)

See things differently

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.