



SHELLNESS ROAD, LONDON, E5  
**£450,000 LEASEHOLD**

## A SPLIT LEVEL, TWO BEDROOM MAISONETTE WITH A PRIVATE GARDEN, JUST MOMENTS TO HACKNEY CENTRAL STATION

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## DESCRIPTION:

In the heart of the vibrant E5 postcode, this two-bedroom split-level maisonette offers a perfect blend of comfort and convenience. This unique residence presents a delightful opportunity for modern urban living. Boasting a private rear garden on the ground floor and a tranquil balcony on the first floor, this maisonette creates a harmonious connection between indoor and outdoor spaces. As you step inside, you are greeted by a spacious and versatile layout. The ground floor encompasses the second bedroom, ideal for guests or a home office, a convenient guest WC, a well-appointed kitchen, and a dining/reception room. The latter provides direct access to the private garden. Ample storage cupboards discreetly integrated into the layout ensure a clutter-free environment. Ascending to the first floor you will find the main reception room takes centre stage, leading gracefully onto a private balcony. A generous storage cupboard adds convenience and also a three-piece bathroom suite. The master bedroom completes the layout to the front of the property. This thoughtfully designed maisonette spans approximately 944 square feet, providing an abundance of space for comfortable living and entertaining.

Shellness Road resides in a prime location, providing residents with a plethora of local amenities and excellent transport connections. E5 offers a vibrant community atmosphere, with local markets, eclectic boutiques, and renowned eateries just moments away. With Hackney Central and Clapton stations within easy reach, commuting around the city is effortless. The well-connected bus routes further enhance accessibility, ensuring that the bustling cultural hubs of London are at your doorstep.

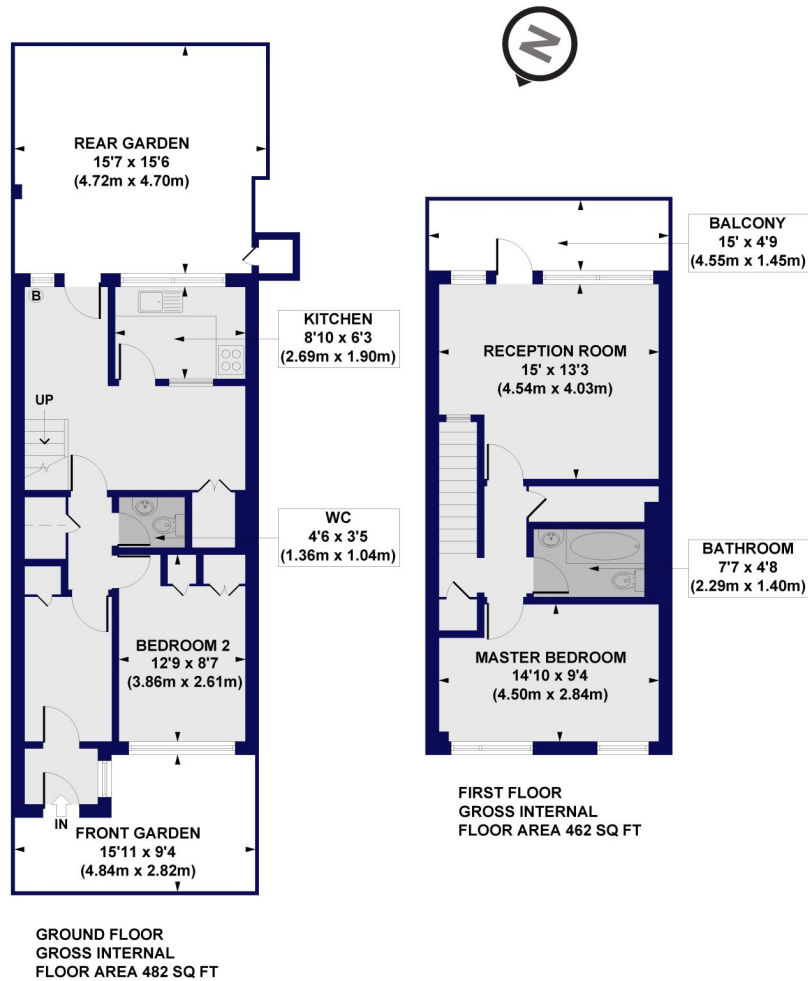
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**Shellness Road, E5**  
**Approx. Gross Internal Floor Area 944 sq. ft / 87.73 sq. m**



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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England, Scotland & Wales	72	73
EU Directive 2002/91/EC		

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