



SOUTHWOLD ROAD, UPPER CLAPTON, LONDON, E5
£450,000 LEASEHOLD

A TWO DOUBLE BEDROOM FLAT ON THE
UPPPER FLOORS OF A PERIOD CONVERSION
JUST A SHORT WALK TO CLAPTON STATION

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DESCRIPTION:

A well-presented, two double bedroom, one-bathroom, period conversion set across the top floor of this handsome Victorian building in Hackney E5. Standing at an impressive 709 sq. ft, the property has been finished to a good standard, the property consists of a bright, west facing reception room, a good sized eat-in kitchen can be found next door to the living room. There is a family bathroom off the hallway and both bedrooms are good sized double bedrooms, offering ample built in storage.

The property is located in a popular location, minutes away from Lea Valley ice rink and horse-riding centre, Walthamstow and Hackney Marshes, rowing on the River Lea and Millfields and Springfield parks and local to shopping. It's also walking distance from the famous Crooked Billet Pub and a short walk to Lower Claptons amazing restaurants and bars. There are great transport facilities, such as Clapton BR station with swift access to the city and numerous bus routes just a short walk away.

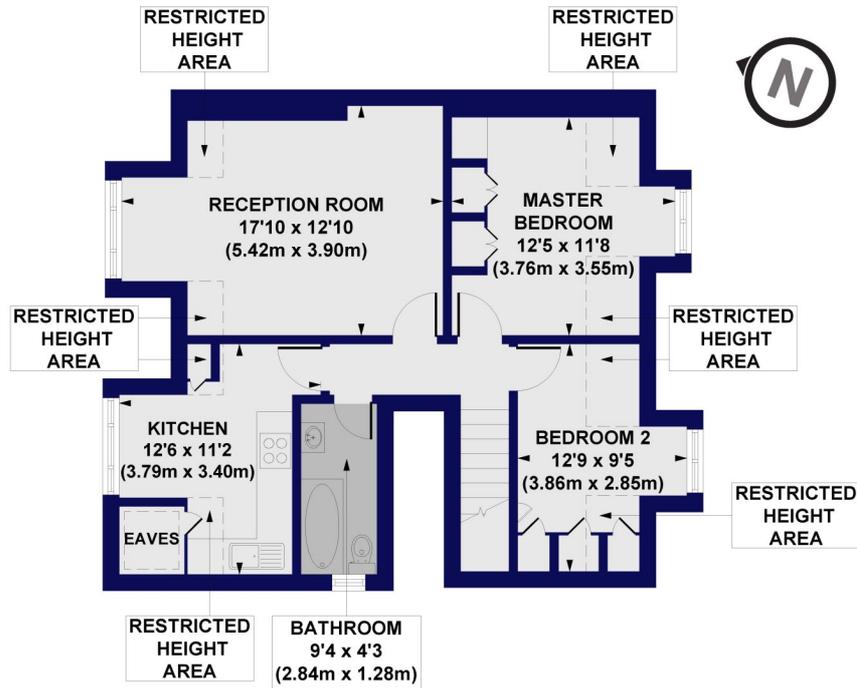
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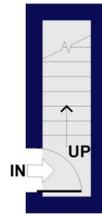
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Southwold Road, E5

Approx. Gross Internal Floor Area 709 sq. ft / 65.84 sq. m (Including Restricted Height Area & Eaves)
 Approx. Gross Internal Floor Area 610 sq. ft / 56.69 sq. m (Excluding Restricted Height Area & Eaves)



**SECOND FLOOR
 GROSS INTERNAL
 FLOOR AREA 682 SQ FT**



**FIRST FLOOR
 GROSS INTERNAL
 FLOOR AREA 26 SQ FT**

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	
59	75
England, Scotland & Wales	
EU Directive 2002/91/EC	

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