



CLARENCE ROAD, LONDON, E5
'OFFERS IN EXCESS' £275,000 LEASEHOLD

A UNIQUE BRIGHT, ONE BEDROOM APARTMENT
WITH A JULIETTE BALCONY JUST A SHORT WALK
TO HACKNEY DOWNS PARK

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DESCRIPTION:

A unique one-bedroom apartment, with high ceilings throughout, offers ample space in its semi open plan kitchen living room. The flat is bright with unique French windows opening to a Juliette balcony and a bright living room providing you with sun all day. Further benefits include stunning art deco features and windows in the hallway offering a bright spacious feel throughout.

The location is perfect with Hackney Downs Park situated less than five minutes' walk from your front door with its open green spaces and it is home to basketball courts, football pitches, a children's play area and bowling green. Hackney Central station is only a ten-minute walk and will get you straight to Stratford in ~10 minutes, for a wealth of underground and overground connections, as well as the Westfield Stratford City shopping centre. Also close by you have the plentiful restaurants, bars and nightspots of Mare Street, including the renowned Hackney Empire.

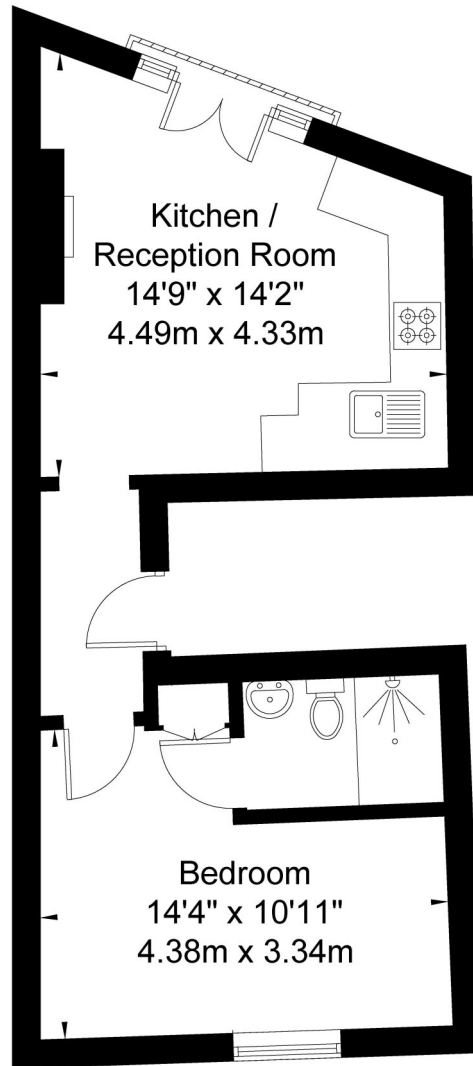
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Clarence Road E5 8DY

Approx Gross Internal Area = 34.8 sq m / 374 sq ft



First Floor

Ref

Copyright **BLEU PLAN**

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.
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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			
(92-100) A			
(81-91) B			
(69-80) C		73	76
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales	EU Directive 2002/91/EC		

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