



CROMFORD PATH, LONDON, E5
£640,000 FREEHOLD

LARGE THREE-BEDROOM FREEHOLD HOUSE WITH SOUTH-FACING GARDEN IN E5

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DESCRIPTION:

Situated on a quiet pedestrianised street in Hackney, this well-presented three-bedroom freehold house on Cromford Path offers comfortable living with a bright, practical layout and a welcoming feel throughout.

At the rear of the property, you'll find a private south-facing garden that enjoys good sunlight and provides a pleasant bit of outdoor space and perfect for relaxing or entertaining with friends.

Inside, the home offers a separate kitchen with space to dine, a spacious reception room, and three bedrooms upstairs alongside a family bathroom. There's good natural light throughout, and the layout provides scope to update or personalise over time.

The location is ideal, just a short walk from Hackney Marshes and within easy reach of Homerton Overground. The ever-popular Chatsworth Road is also nearby, offering a great mix of independent shops, cafés, and a lively Sunday market.

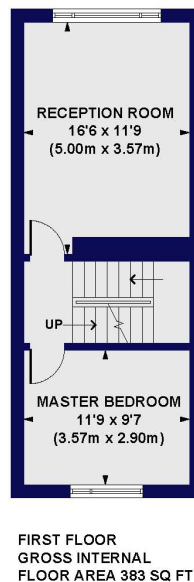
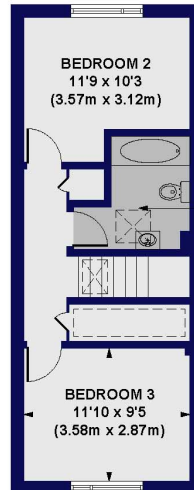
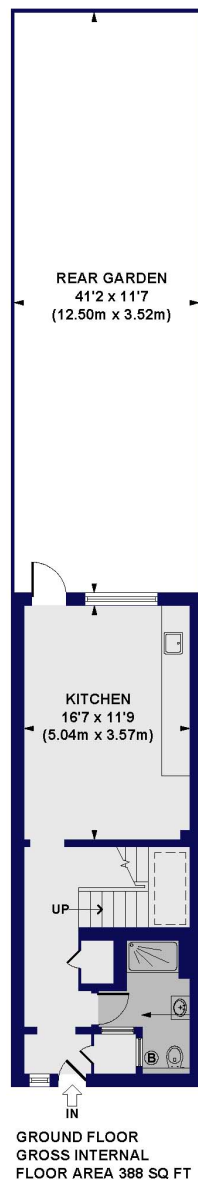
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Approx. Gross Internal Floor Area 1156 sq. ft / 107.41 sq. m



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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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Tenure: Freehold

Term: 0 year and 0 months

Service Charge: £364.07 per annum

Ground Rent: £ 0 Annually (subject to increase)

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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