



ICKBURGH ROAD, LONDON, E5  
**£500,000 SHARE OF FREEHOLD**

## OUTSTANDING SPLIT LEVEL ONE BEDROOM FLAT IN A BEAUTIFUL VICTORIAN CONVERSION

Hackney | 020 8986 4216 | [hackney@winkworth.co.uk](mailto:hackney@winkworth.co.uk)

**Winkworth**

*[winkworth.co.uk](http://winkworth.co.uk)*

See things differently





## DESCRIPTION:

An outstanding split level one bedroom flat in a beautiful Victorian conversion sold with a share of freehold! The spacious property offers a bright double bedroom, modern bathroom suite, stylish and contemporary kitchen and separate large reception room with high ceilings and bay window. Extremely well presented throughout this is a perfect first time buy or investment.

Ickburgh Road is a quiet, tree-lined cul-de-sac road running from Brooke Road to Upper Clapton Road, within walking distance of Millfields Park, Lee Valley Park, the Marina and River Lea, Springfield Park as well as Walthamstow Wetlands, Hackney Downs and Clissold Park. The canal offers a lively array of activities based out of Springfield Marina, including a rowing club, a canal-side cafe and numerous other water sports. Springfield Park with its free tennis courts is currently undergoing a multi-million pound regeneration project.

The property is in close proximity to the trendy Clapton area, which is very up and coming, with Chatsworth Market, fashionable restaurants, coffee shops, pubs and bars along the Chatsworth Road and

**Winkworth**



Winkworth



# Ickburgh Road, E5

Approx. Gross Internal Area 536 Sq Ft - 49.79 Sq M

## Upper Ground Floor



## Ground Floor

Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only.

lpaplus.com

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)		77
D (55-68)	64	
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		

Hackney | 020 8986 4216 | [hackney@winkworth.co.uk](mailto: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.