





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

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

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## **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







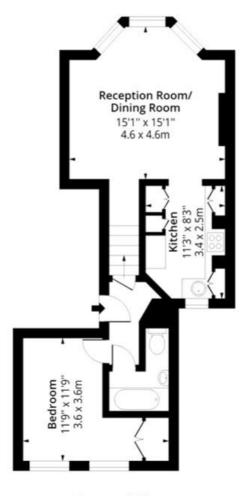


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## Ickburgh Road, E5 Approx. Gross Internal Area 536 Sq Ft - 49.79 Sq M



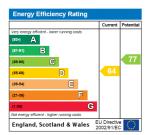
## **Upper Ground Floor**



**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

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