

**BEECHOLME ESTATE, PROUT ROAD, LONDON, E5**  
**£385,000 LEASEHOLD**

# **A TWO BEDROOM FLAT WITH A PRIVATE BALCONY JUST A SHORT WALK TO CLAPTON STATION**

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





## DESCRIPTION:

Situated on the second floor, this property boasts a generous 702 sq. ft of well-designed living space. The property features two double bedrooms, with the master bedroom offering the convenience of a fitted wardrobe. The accommodation further includes a bathroom with a separate W/C, a fitted kitchen, and a spacious reception room that opens up to a private balcony.

The flat also comes with a practical storage cupboard in the entrance hallway.

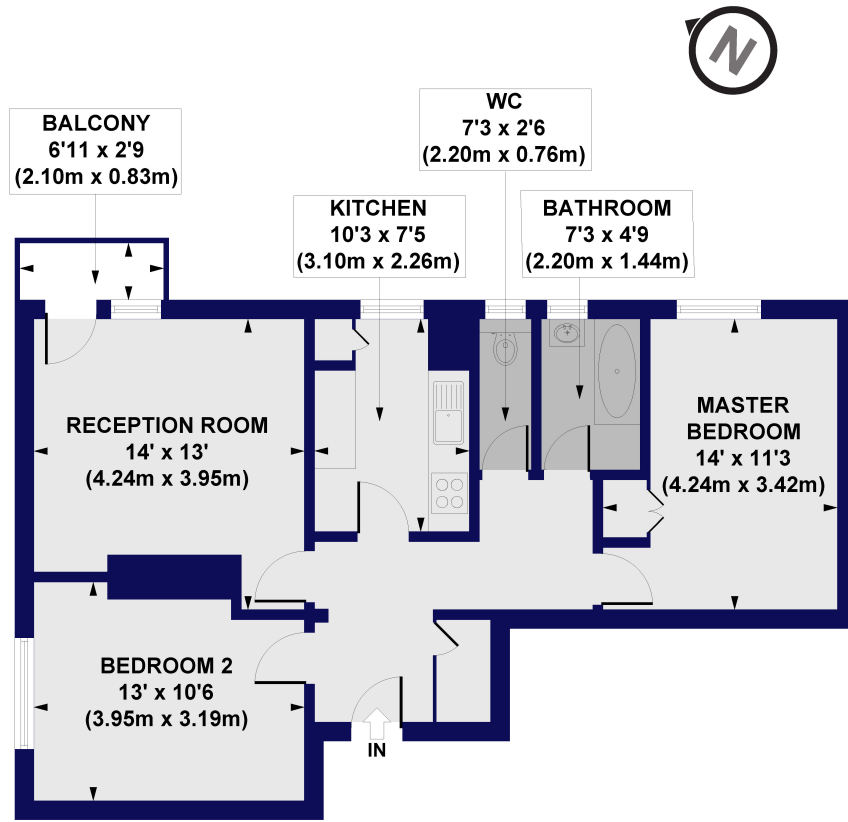
The Beecholme Estate on Prout Road is a sought-after location. Residents can enjoy the convenience of local amenities, including shops, cafes, and parks, creating a well-rounded lifestyle. The area is well-connected with excellent transport links, making it easy to explore the broader city. The nearby public transportation options, such as buses and Clapton train station, ensure a seamless commute to various parts of London.

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**Beecholme Estate, Prout Road, E5**  
**Approx. Gross Internal Floor Area 702 sq. ft / 65.24 sq. m**

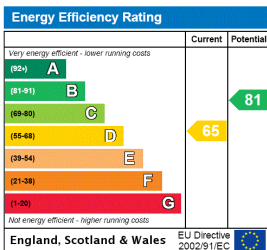


**SECOND FLOOR**

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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.



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