



QUEENSDOWN ROAD, LONDON, E5
£550,000 SHARE OF FREEHOLD

BEAUTIFUL TWO BEDROOM APARTMENT OVER LOOKING THE PARK!

OUTSTANDING LOCATION | TWO BEDROOMS | SASH WINDOWS | LOTS OF NATURAL LIGHT
 OVERLOOKING THE PARK

Hackney | 020 8986 4216 | hackney@winkworth.co.uk

Winkworth

winkworth.co.uk

See things differently



DESCRIPTION:

This beautiful two bedroom flat which occupies the second floor of a Victorian conversion represents an ideal first time buy or investment. With an abundance of natural light streaming from the large sash windows, the property offers peaceful living overlooking the ever-popular Hackney Downs park, on arguably one of the best roads in Clapton. Comprised of a neat, separate kitchen, bright reception, and two double bedrooms overlooking tree-lined gardens, the property is ideally orientated to make a perfect home with a guest room or home office. Benefitting from residents' on-street parking, the property is located a stone's throw from the park and just a short distance away from Hackney Downs, and Hackney Central Overground stations, and the many bus links Mare Street has to offer so commuting to the City and West End is easy.

Note from Owner

"We felt so lucky to live on Queensdown Road. Having our morning coffee while looking over the park was really special. The flat is bright and comfortable and Hackney Downs is your garden. Our daughter took her first steps there! Whether running in Hackney Marshes, shopping on Broadway Market or going for a local beer, this flat was perfect for us. We were sad to leave!"

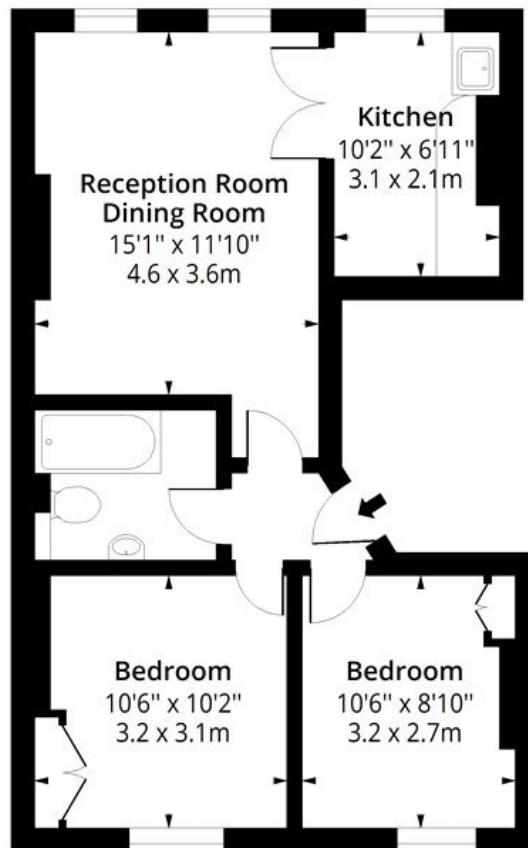
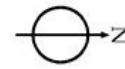
Winkworth



Winkworth

Queensdown Road, E5

Approx. Gross Internal Area 560 Sq Ft - 52.02 Sq M



Second Floor

Floor Area 560 Sq Ft - 52.02 Sq M

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.

lplus.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		
(92-100) A		
(81-91) B		
(69-80) C	71	77
(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		

Hackney | 020 8986 4216 | hackney@winkworth.co.uk

Winkworth

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.