



HINDREY ROAD, LONDON, E5
£350,000 LEASEHOLD

**BEING SOLD VIA SECURE SALE. TERMS &
CONDITIONS APPLY. STARTING OFFERS
£350,000**

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

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DESCRIPTION:

This property will be legally prepared enabling any interested buyer to secure the property immediately once their bid/offer has been accepted. Ultimately a transparent process which provides speed, security and certainty for all parties.

In the heart of the vibrant E5 postcode, this two-bedroom split-level maisonette offers a perfect blend of comfort and convenience. This unique residence presents a delightful opportunity for modern urban living. Boasting a private rear garden on the ground floor and a tranquil balcony on the first floor, this maisonette creates a harmonious connection between indoor and outdoor spaces. As you step inside, you are greeted by a spacious and versatile layout. The ground floor encompasses the spacious living room, a well-appointed kitchen, and dining room. The latter provides direct access to the private garden. Ample storage cupboards discreetly integrated into the layout ensure a clutter-free environment. Ascending to the first floor you will find two double bedrooms, the master bedroom leading gracefully onto a private balcony. A generous storage cupboard adds convenience and also a separate bathroom and W.C. This thoughtfully designed maisonette spans approximately 869 square feet, providing an abundance of space for comfortable living and entertaining.

Hindrey Road resides in a prime location, providing residents with a plethora of local amenities and excellent transport connections. E5 offers a vibrant community atmosphere, with local markets, eclectic boutiques, and renowned eateries just moments away. With Hackney Central and Clapton stations within easy reach, commuting around the city is effortless. The well-connected bus routes further enhance accessibility, ensuring that the bustling cultural hubs of London are at your doorstep.

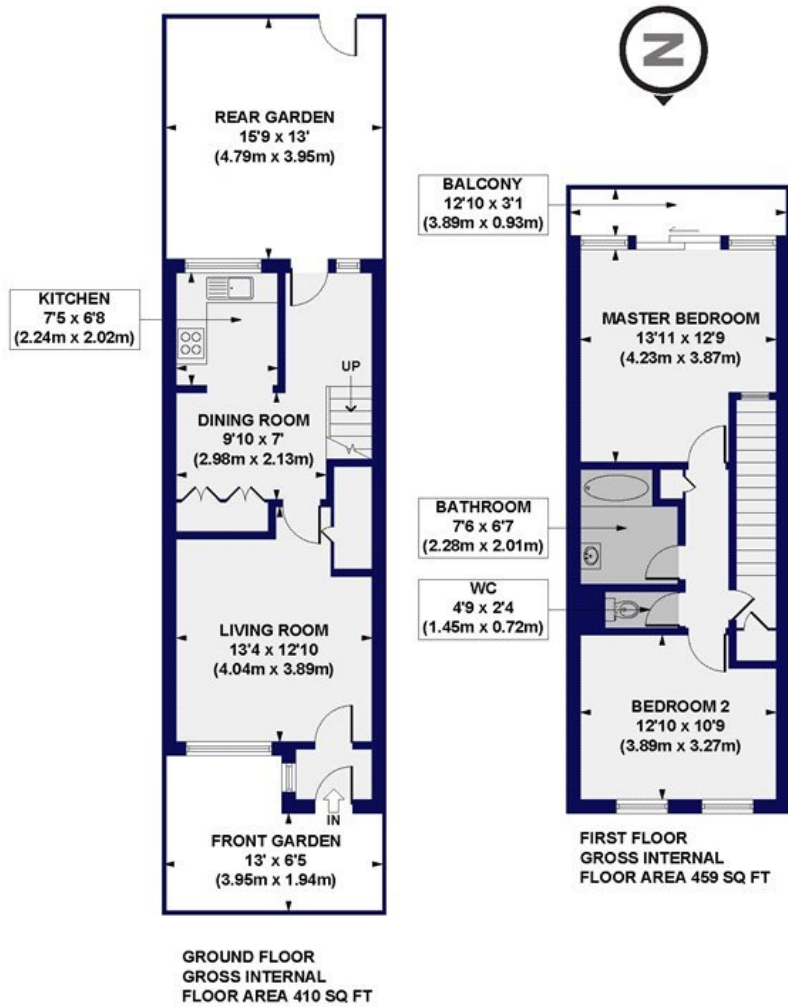
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Approx. Gross Internal Floor Area 869 sq. ft / 80.72 sq. m



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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92)	A		
(81-91)	B		
(69-80)	C	77	79
(55-68)	D		
(39-54)	E		
(21-58)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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