



LGF, CRICKETFIELD ROAD, LONDON, E5  
**£315,000 FREEHOLD**

## A ONE BED PERIOD CONVERSION WITH A PRIVATE PATIO, SET MOMENTS FROM HACKNEY DOWNS

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## DESCRIPTION:

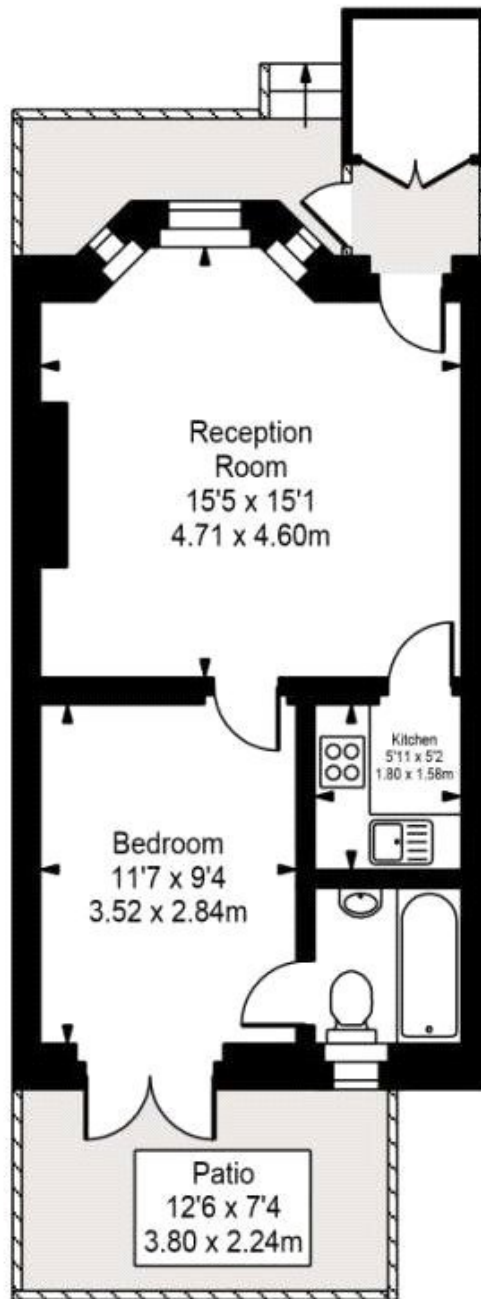
This one-bedroom maisonette located on Cricketfield Road is on the lower ground floor, it offers a perfect blend of comfortable living, with a private patio area providing a tranquil outdoor space. Upon entering the flat, you'll immediately notice the bright and airy open-plan living space. The living room leads to a fully-equipped kitchen, complete with appliances and storage space. The bedroom is generously sized and boasts plenty of natural light, while the bathroom features a full-sized bath and a shower. The private patio area offers a perfect spot for outdoor dining or simply enjoying some fresh air.

Cricketfield Road benefits from excellent transport links, with Hackney Downs and Hackney Central stations just a short walk away. From here, you can easily access the Overground network, providing quick and convenient connections to destinations across London, including the City, Canary Wharf, and West End. Additionally, there are numerous bus routes running through the area, offering easy access to other parts of the city. The flat is also situated close to a wide range of amenities, including shops and restaurants. The vibrant nightlife and trendy bars of Dalston and Shoreditch are within easy reach, while the open spaces of London Fields and Hackney Downs offer a peaceful escape from the city.

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Approx Gross Internal Area 463.84 Sq Ft - 43.09 Sq M

For Illustration Purposes Only - Not To Scale  
Floor plan by [www.bestangle.co.uk](http://www.bestangle.co.uk)

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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	75	79
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		

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