



CLARENCE ROAD, LONDON, E5
'OFFERS IN EXCESS OF' £400,000 LEASEHOLD

STUNNING TWO-BEDROOM APARTMENT ON CLARENCE ROAD

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DESCRIPTION:

Welcome to this beautifully presented two-bedroom flat located on the ever-popular Clarence Road. Stylishly decorated throughout, this delightful home offers a wonderful blend of modern comfort and timeless charm, making it an ideal choice for those stepping onto the property ladder or seeking a strong investment opportunity.

Inside, you will find a well-sized living area with contemporary finishes, a sleek fitted kitchen, and two well-proportioned double bedrooms designed with comfort in mind. The bathroom features a modern suite with elegant tiling and high-quality fixtures.

The property also benefits from a private patio, providing a perfect space for outdoor dining or relaxing. Additionally, there is off-street parking, excellent transport links, and convenient access to nearby amenities, all contributing to a vibrant neighbourhood setting.

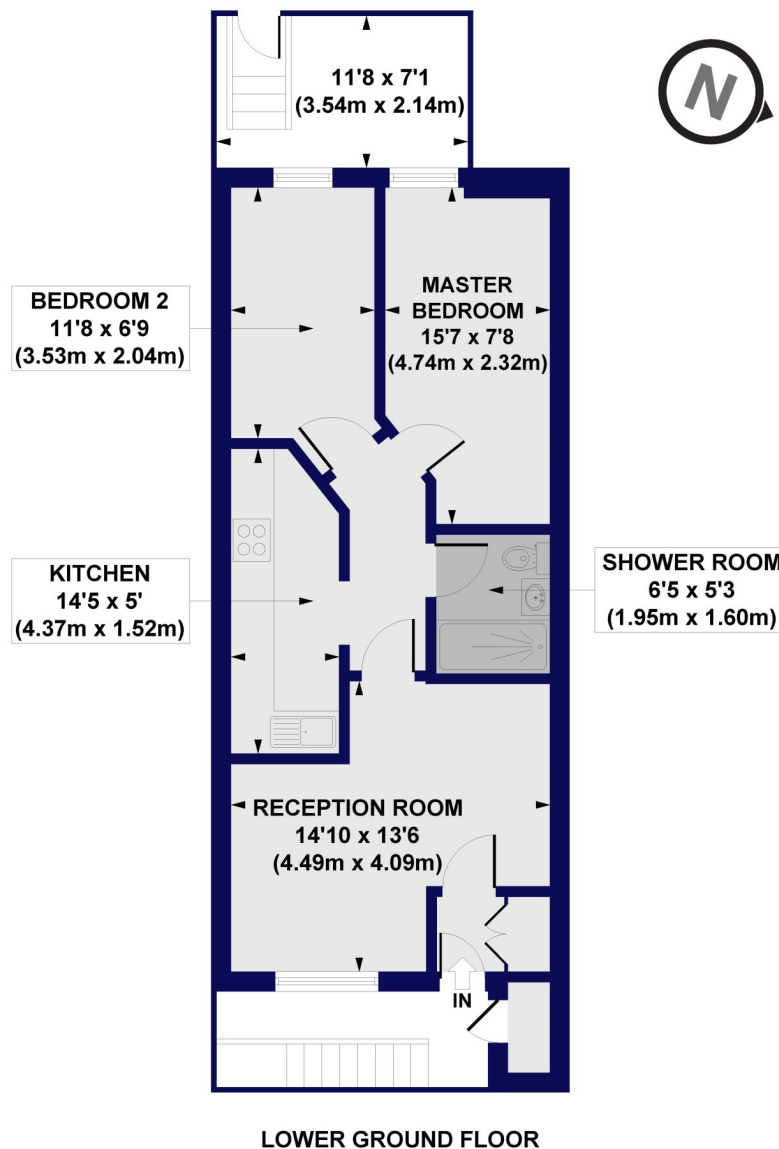
Whether you are a first-time buyer searching for a move-in-ready home or an investor looking for impressive rental potential, this stunning Clarence Road flat is not to be missed.

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Clarence Road, E5
Approx. Gross Internal Floor Area 534 sq. ft / 49.57 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



<https://www.winkworth.co.uk/sale/property/HAC250409>

Tenure: Leasehold

Term: 165 year and 11 months

Service Charge: £2400 per annum

Ground Rent: £ 0 Annually (subject to increase)

Council Tax Band: C

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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