



4 Downs Road, Lower Clapton E5

**STRUTT
& PARKER**

BNP PARIBAS GROUP

Pretty lower ground floor apartment on popular Wells Road.

A well presented one double bedroom property with impressively large garden (c. 23m x 5.8m), within striking distance of Hackney Downs Park, one of the fastest growing areas for capital appreciation in London.



**2 RECEPTION
ROOMS**



1 BEDROOM



1 BATHROOM



LEASEHOLD



615 SQ FT



**GUIDE PRICE
£525,000**



The property

A private entrance and welcoming lobby hall passes the principal double bedroom with bay window fitted shutters and show of wardrobes to one side.

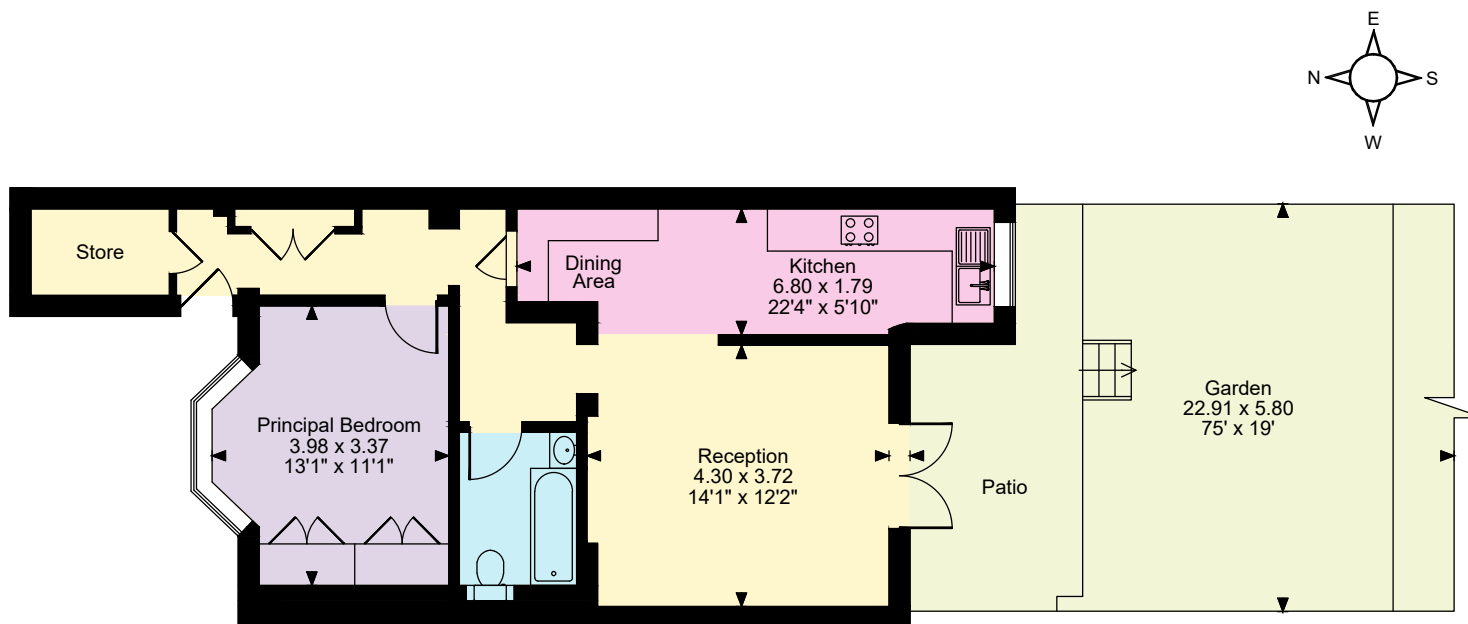
The sitting room has immediate access onto the south facing sunken sun terrace (through double doors) and large level lawn making for an ideal arrangement for entertaining.

A well presented bathroom, with bath/shower fitting, opens into lobby which in turn links to a light and spacious sitting room. This formal room flows into a separate dining area and fully equipped galley kitchen.

The property retains much of its period charm and has been sympathetically modernised with pleasant interior design choices making a comfortable home. There may be potential for enlargement / external extension (adding a second bedroom), subject to the receipt of freehold consent and planning permission at additional expense.







Ground Floor

The position & size of doors, windows, appliances and other features are approximate only.
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Outside

Downs road, just off Hackney Downs Park, is a popular and quiet 'no through road' in high demand for its attractive period Victorian architecture.

The property is c.0.6 miles from Clapton and Hackney Downs overground stations. These provide direct access to Liverpool Street station and the City of London (journey time 10mins) and onto the West End, Holborn Legal District and Tech. at Kings Cross. Nearby Hackney Central station has connection to Canary Wharf.

Floorplans

House internal area 615 sq ft (57 sq m)
For identification purposes only.

General

Tenure: Leasehold (172 years unexpired)

Local Authority: London Borough of Hackney

Broadband: Fast

Service Charge: £300 p.a.

Ground Rent: £50 p.a.

Council Tax: C

EPC Rating: D

Services: Mains water, electricity, drainage and gas (gas fired central heating).

Fixtures and Fittings: Certain items are excluded from sale, but may be available by separate negotiation.

Parking: On street permits are available from the local authority at additional cost.

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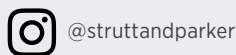
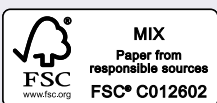
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