



4 Downs Road, Lower Clapton E5

Well-presented raised ground floor apartment in the popular Downs Road.

A perfect starter home with one double bedroom within striking distance of Hackney Downs Park in one of the fastest growing areas for capital appreciation in London.



1 RECEPTION ROOMS



1 BEDROOM



1 BATHROOM



LEASEHOLD



479 SQ FT



**GUIDE PRICE
£450,000**



The property

Approached from pavement past wrought iron railings, up shallow steps to a communal entrance. The apartment enjoys a raised ground floor position with welcoming entrance hall leading onto sitting room, bathroom and principal double bedroom.

The sitting room has a large sash window with tall ceiling heights, plus 3m. The interior design is soft pastel shades with a light and airy feel. The sitting room has sufficient space to accommodate both soft furnishings and dining table and chairs.

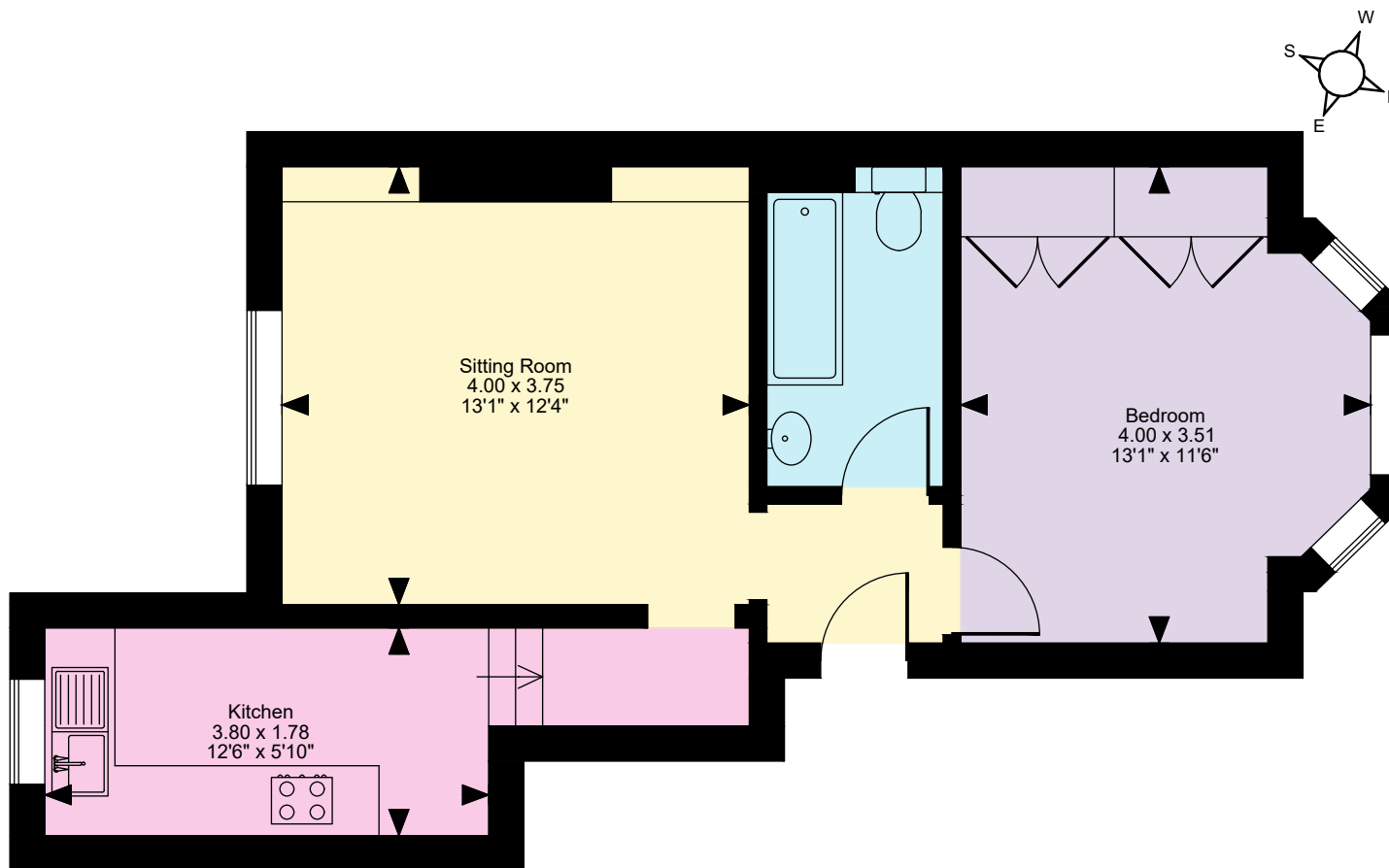
To one side is a fully equipped galley kitchen with all integrated appliances, as required. A well presented bathroom has bath tub/shower, metro style wall tiles throughout and chequered pattern flooring.

The principal double bedroom has bay window and show of wardrobes to one side and space for additional furniture.

In all, this is a very well presented home, ideal for first time buyers, young professionals, down sizers, investors and/or those looking for a pied a tarre.







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.0.6miles 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 479 sq ft (44.5 sq m)
For identification purposes only.

General

Tenure: Leasehold (138 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: C

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.

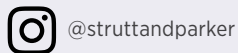
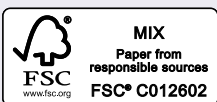
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