



Chatsworth Road Clapton, London E5

NEXT MOVE
PROPERTY AGENTS

Chatsworth Road

Clapton

London E5

Stylish modern one bedroom flat in a great location on Chatsworth Road.



DESCRIPTION

Set on the first floor above commercial premises, this superb property offers wonderfully bright and spacious rooms throughout together with a long lease. The accommodation comprises: entrance hall with entry-phone; generous open-plan living room with two sash windows and modern kitchen area with integrated appliances; well-appointed bathroom with utility/store and shower over the bath; and large double bedroom with built-in wardrobe.

Chatsworth Road boasts an eclectic array of independent shops, coffee bars, pubs and eateries. Excellent transport links to The City and West End offer numerous good local bus routes and trains from stations at Homerton and Clapton. The scenic River Lea and beautiful green open spaces of Victoria Park, Hackney Marsh and Millfields Park are all situated nearby.

- * Long Lease - 125 Years
- * Ground Rent £250 p.a
- * Low Annual Service Charge

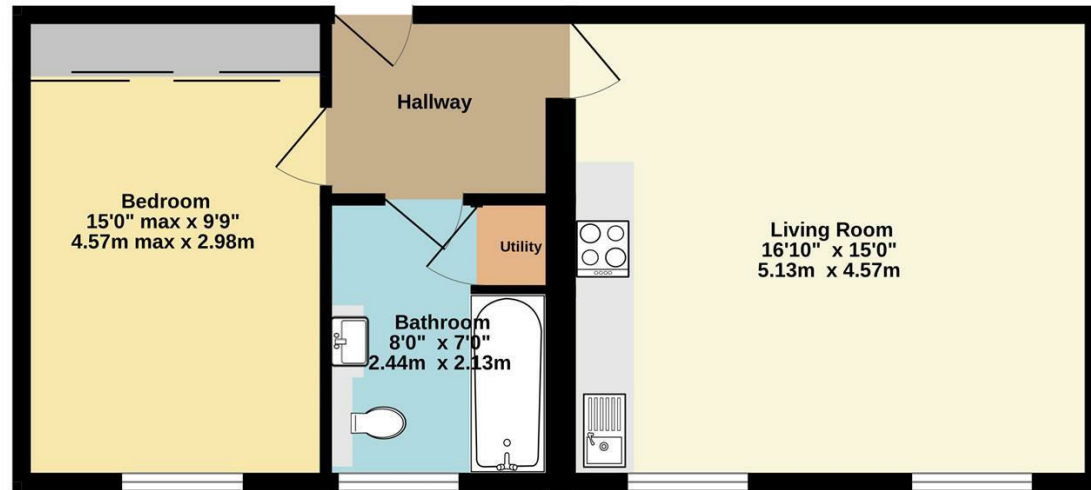
Leasehold

£395,000





First Floor
506 sq.ft. (47.0 sq.m.) approx.



TOTAL FLOOR AREA : 506 sq.ft. (47.0 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | 75 | 75 |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |