



Chatsworth Road Clapton, London E5

**NEXT MOVE**  
PROPERTY AGENTS



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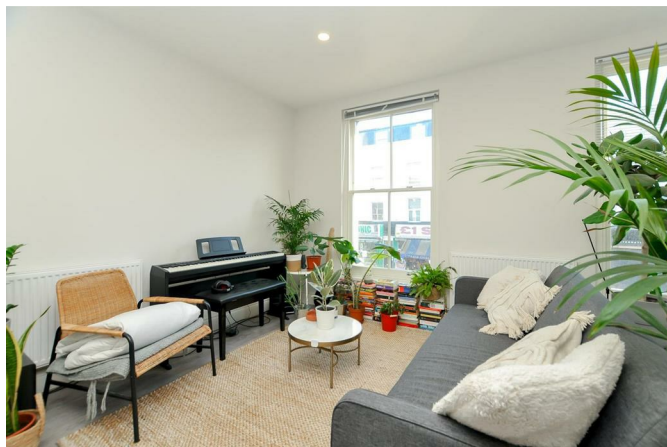
# Chatsworth Road

## Clapton

### London E5

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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

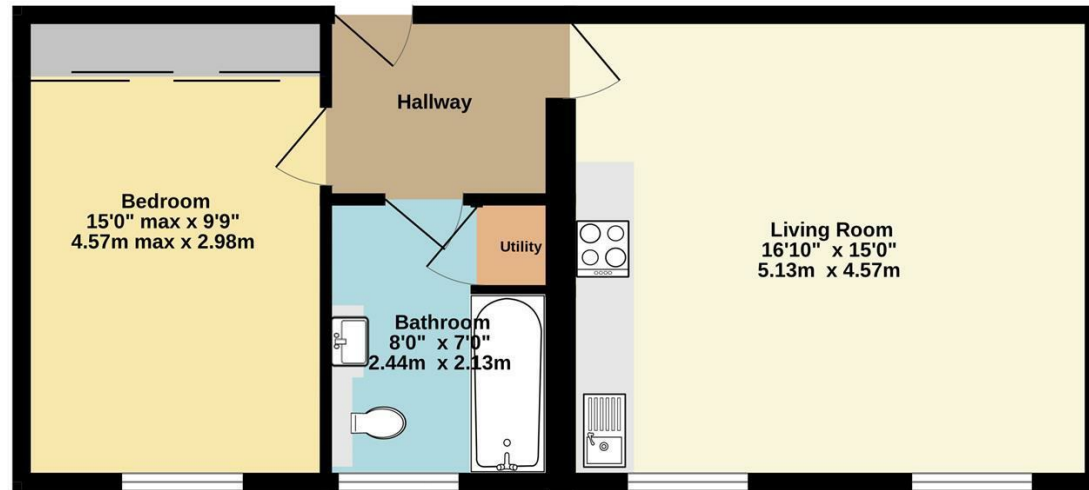
£395,000







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	