



Chatsworth Road Clapton, London E5

**NEXT MOVE**  
PROPERTY AGENTS

# Chatsworth Road Clapton London E5

Stylish modern one bedroom flat in a great location for all local amenities.



## DESCRIPTION

Set on the second floor, this delightful residence offers wonderfully bright, spacious and well-proportioned rooms throughout. The accommodation comprises, entrance hall; generous living room with smart contemporary kitchen and integrated appliances, tiled bathroom with shower over the bath, and large double bedroom with built-in wardrobe.

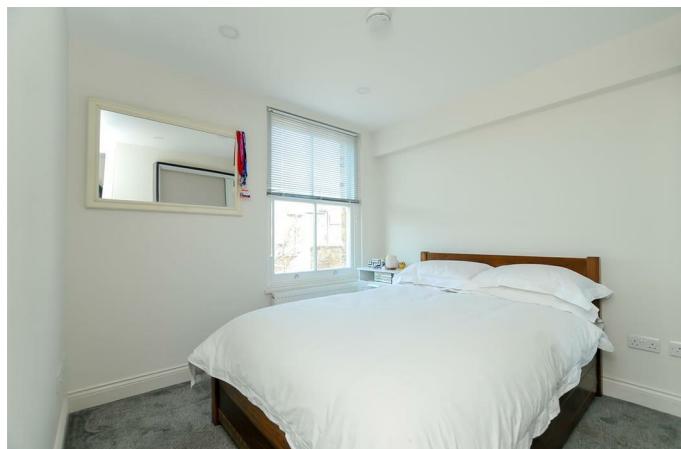
Chatsworth Road's eclectic eateries, independent shops and Sunday Market are right on the doorstep, with the River Lea and beautiful green open spaces of Millfields Park and Hackney Marsh all within a short walk.

Excellent Transport links provide easy access to The City and West End with numerous buses, and trains from stations at Homerton (Overground) for Westfield Shopping Centre, and Clapton (Overground) for Liverpool Street Station.

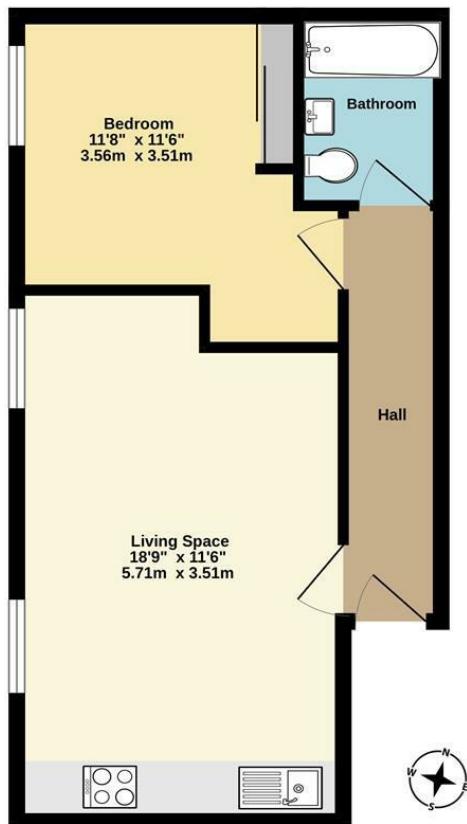
Note: Next Move disclose an interest in this property.

Leasehold

Asking Price £365,000



2nd Floor  
401 sq.ft. (37.3 sq.m.) approx.



TOTAL FLOOR AREA: 401 sq.ft. (37.3 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, fixtures and appliances have not been tested and no guarantee as to their operation 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		
(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	