



Reighton Road Clapton, London E5

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Reighton Road

Clapton

London E5

Stylish two bedroom period conversion set on a quiet street close to all amenities.



DESCRIPTION

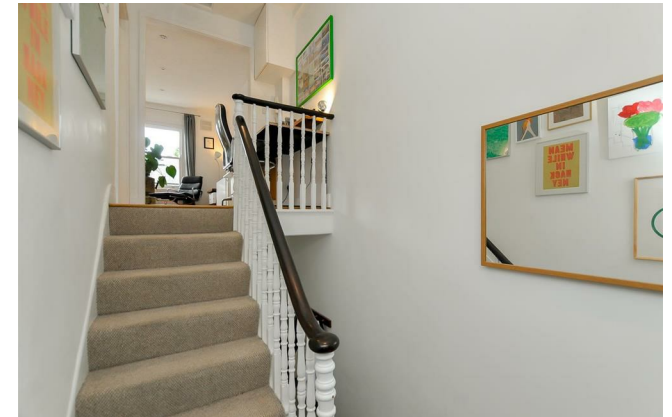
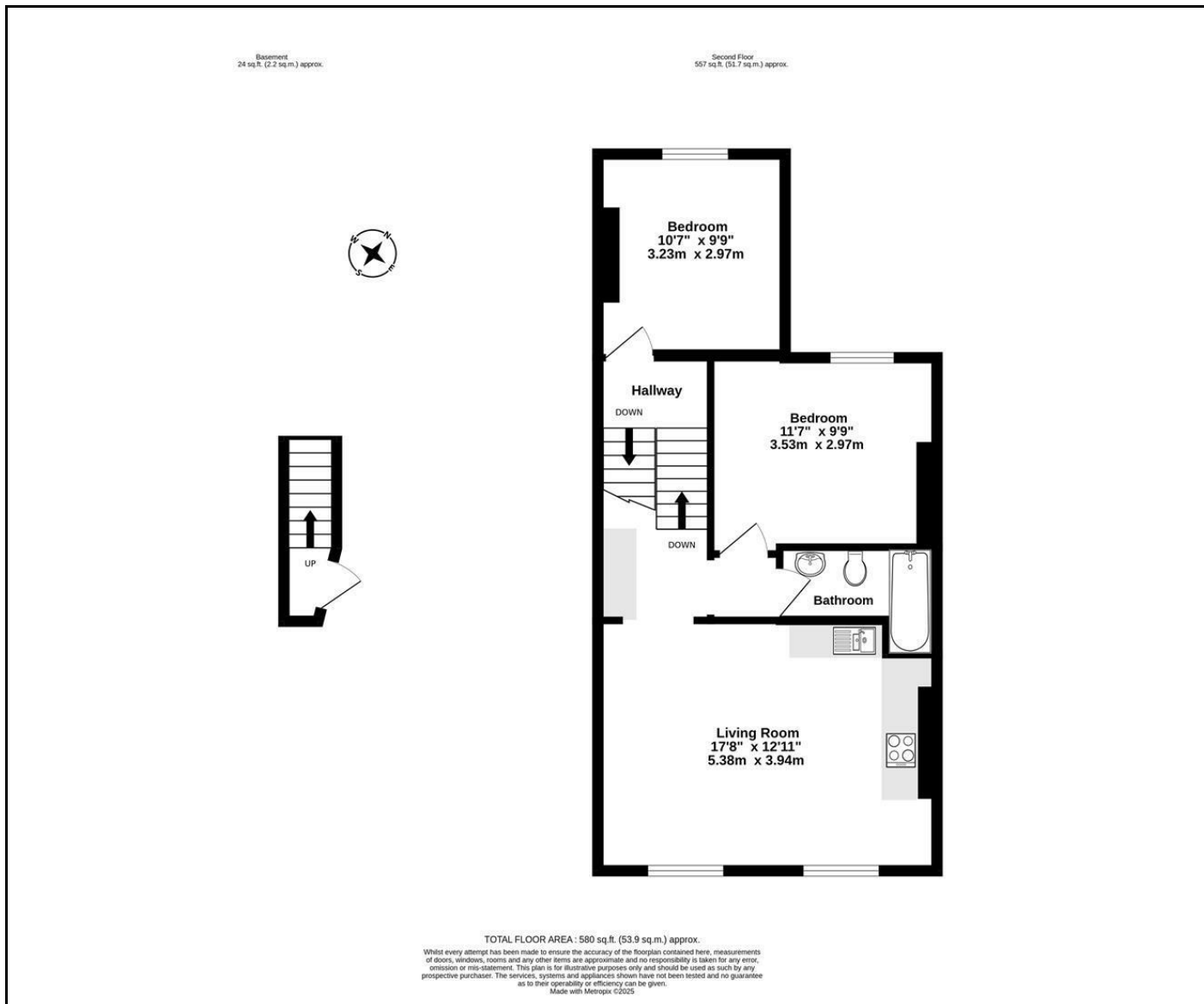
Arranged over the split-level second floor of an attractive three storey Victorian terraced house, this delightful property offers bright, spacious and well-proportioned rooms throughout. Boasting timber double-glazed windows (installed three years ago); oak timber laminate flooring and new wool carpets in the bedrooms, all with sound deadening insulation. The accommodation comprises a generous open-plan reception room with smart modern kitchen area and integrated appliances; study/home office area in the hallway; contemporary bathroom; and two beautiful double bedrooms. In addition there's a large boarded loft for storage, which gives the potential to create further habitable space with a mansard extension (subject to the relevant planning permissions). The property is situated a short walk from Stoke Newington Church Street and The High Street's eclectic mix of eateries, independent shops, pubs and coffee bars. Clissold Park, Stoke Newington Common and Springfield Park are also close by. There are excellent transport links to The City and West End with numerous local buses, and trains to Liverpool Street from stations at Rectory Road and Clapton (Overground).

Share of Freehold

Guide Price £550,000







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

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