



Lea Bridge Road Clapton, London E5

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Lea Bridge Road

Clapton

London E5

Spacious one bedroom flat with shared use of garden located close to all amenities.



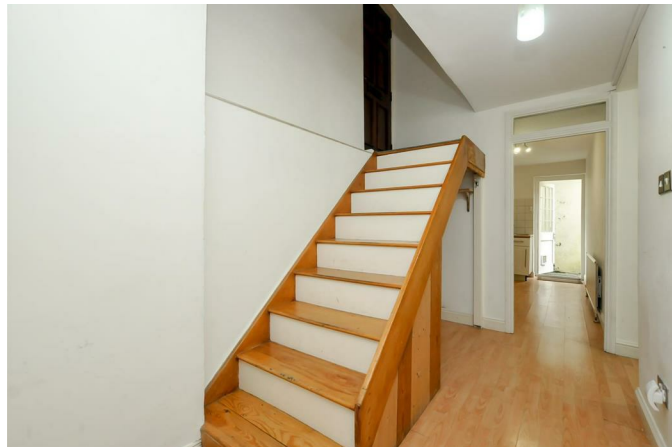
DESCRIPTION

Currently let-out on a rolling AST at £1,850 PCM. This superb property is arranged on the lower ground floor of an attractive period house, with the accommodation comprising a generous reception room; separate kitchen; large double bedroom and modern bathroom. There is also a large storage cupboard. To the rear is a 60 ft shared garden. The scenic River Lea and green open spaces of Millfields Park are nearby, as are local shops along Upper & Lower Clapton Road. There are excellent transport links to The City & West End with numerous good bus routes and trains from Clapton Station (Overground) to Liverpool Street.



Share of Freehold

Offers In Excess Of £300,000



Lower Ground Floor
624 sq.ft. (58.0 sq.m.) approx.

Ground Floor
10 sq.ft. (0.9 sq.m.) approx.



TOTAL FLOOR AREA: 634 sq.ft. (58.9 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			78
(55-68) D	68		
(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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