

Lower Clapton Road,
Hackney E5 0QA

1,750 Monthly *



- Victorian Split Level Flat
- Bright Separate Living Room
- Modern Kitchen with Appliances
- Spacious Double Bedroom
- Modern Bathroom WC
- Double glazed
- Gas Central Heating
- Fantastic Location

Ref: PRA10475

Viewing Instructions: Strictly By Appointment Only



General Description

STUNNING PERIOD 1 BEDROOM SPLIT LEVEL FLAT: This spacious property offers original features and split over two floors. Located in one of the most sought after areas of Hackney, A MUST SEE PROPERTY. Call Now

Accommodation

Entrance

Via a period communal front door and hallway with period features and stairs leading to first floor

Split Level Hallway

Bedroom (11' 3" x 10' 8") or (3.43m x 3.26m)

Double glazed sash window, wood floors radiator

Family Bathroom Wc

Consisting of a panelled bath, vanity unit wash hand basin and integrated low level wc, tiled walls and radiator

Upper Level Landing

Airing cupboard

Kitchen (9' 11" x 6' 10") or (3.02m x 2.08m)

Double glazed window, a range of light wood wall and base units with built in gas hob, oven and extractor hood, plumbed for washing machine radiator

Living Room (16' 1" x 13' 0") or (4.90m x 3.95m)

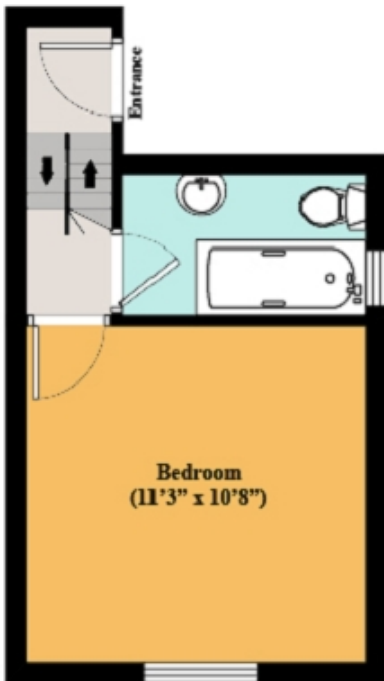
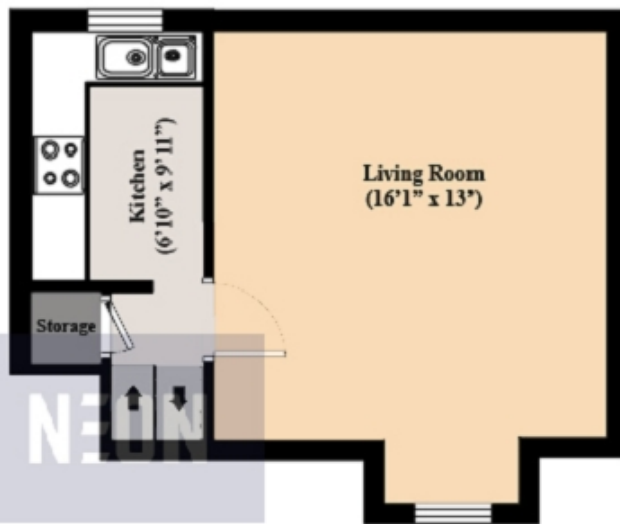
Double glazed window, wood floors, radiator, door to a large eaves storage space

Services

EPC Rating:70

Council Tax

Band Not Specified



Disclaimer: Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan. You or your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction as to the suitability of the property for your space requirements. Floor plans are indicative only and subject to change.

All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in this property. Stamp duty is not payable up to £125,000. From £125,001 to £250,000 - 2% of Purchase Price. From £250,001 to £925,000 - 5% of Purchase Price. From £925,001 to £1,500,000 - 10% of Purchase Price. From £1,500,001 onwards - 12% of Purchase Price. N.B. Stamp Duty is paid by the purchaser and not the vendor. Proceeds Of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS (National Crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars form part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us.

Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.