



CHATSWORTH ROAD, LONDON, E5
£800,000 FREEHOLD

**EXCELLENT FREEHOLD OPPORTUNITY
 CONSISTING OF THREE UNITS ON
 CHATSWORTH ROAD.**

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DESCRIPTION:

A period freehold, prominently positioned on Chatsworth Road, E5, offered to the market chain free and extending to over 1400sq feet.

Arranged across two floors and currently split into three units, comprising of two studio flats and a two bedroom garden flat. The property presents scope for redevelopment or reconfiguration, (Subject to Planning) making it ideal for developers or investors to rent as separate residential units or converting the units into a single dwelling. The layout provides a blank canvas for a range of possibilities.

The property is perfectly situated for an array of local amenities including independent shops, restaurants and coffee shops on Chatsworth Road, which has a popular sunday market consisting of street food and local produce. Several popular local parks are nearby including, Hackney Marshes and Hackney Downs.

Excellent transport links are nearby with Homerton and Clapton overground stations and numerous bus routes offering effortless connections throughout London and beyond.

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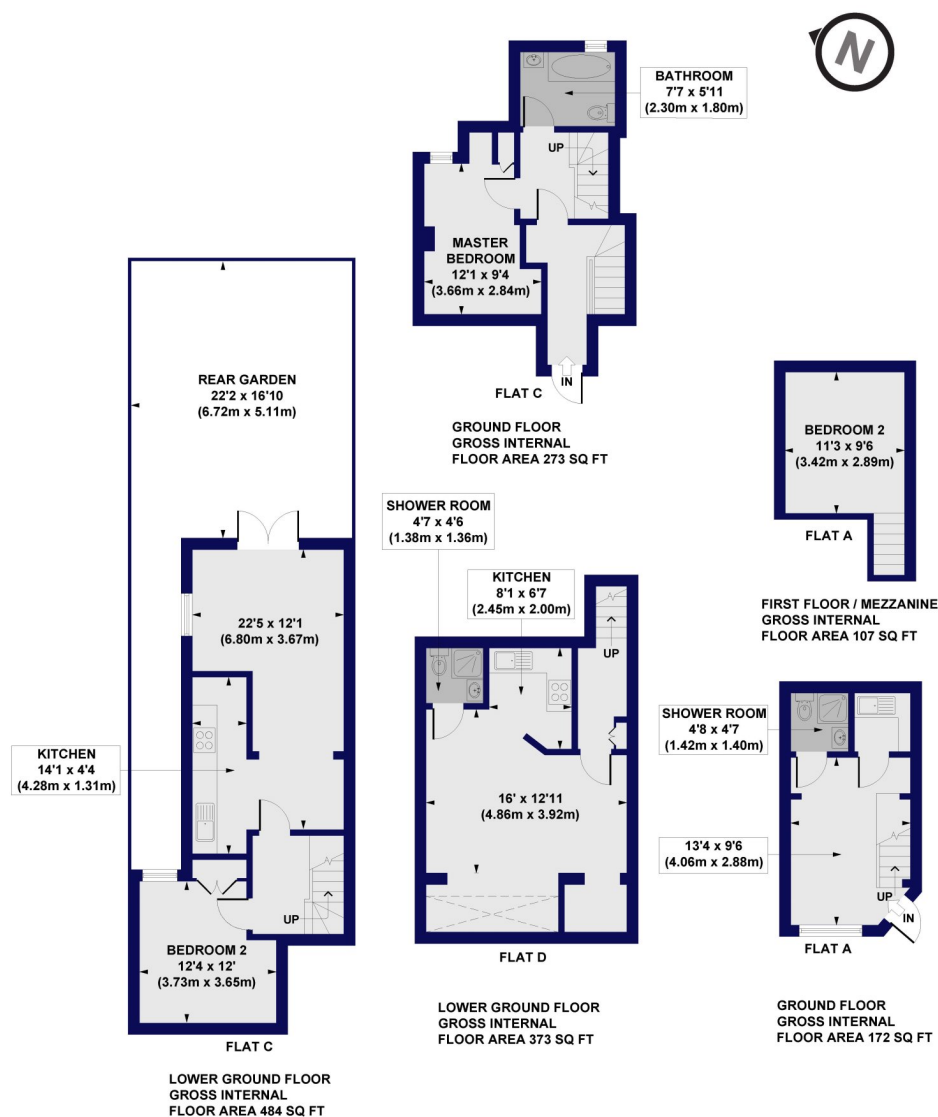
Chatsworth Road, E5

Internal Floor Area Flat A 279 sq. ft / 25.86 sq. m

Internal Floor Area Flat C 757 sq. ft / 70.38 sq. m

Internal Floor Area Flat D 373 sq. ft / 34.69 sq. m

Approx. Gross Internal Floor Area 1409 sq. ft / 130.93 sq. m



All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and do not constitute any warranty or representation by the seller, their agent or CP Creative. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of the information contained in these plans. This plan is for illustrative purposes only and should be used as such by any prospective purchasers.

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This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D		
39-54	E	49 E	
21-38	F		
1-20	G		



<https://www.winkworth.co.uk/sale/property/HAC260361>

Tenure: Freehold

Term: 0 year and 0 months (Subject to change)

Service Charge: £0 per annum (approx.)

Ground Rent: £ 100 Annually (Subject to review)

Council Tax Band: A

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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