



SACH ROAD, LONDON, E5
£650,000 SHARE OF FREEHOLD

A SIZEABLE, THREE BEDROOM PERIOD
CONVERSION WITH ITS OWN PRIVATE
GARDEN.

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DESCRIPTION:

A stunning, three double bedroom apartment split across the upper floors of this handsome Period building. The bright, south facing reception room complete with high ceilings and semi open plan kitchen offers a wealth of living space. The rear of the property benefits from two good sized double bedrooms with plentiful space for storage. The third bedroom can be found on the second floor and the property is finished with family bathroom with separate W.C. The property is presented in good condition throughout and comes with a share of the freehold and a separate well-maintained garden.

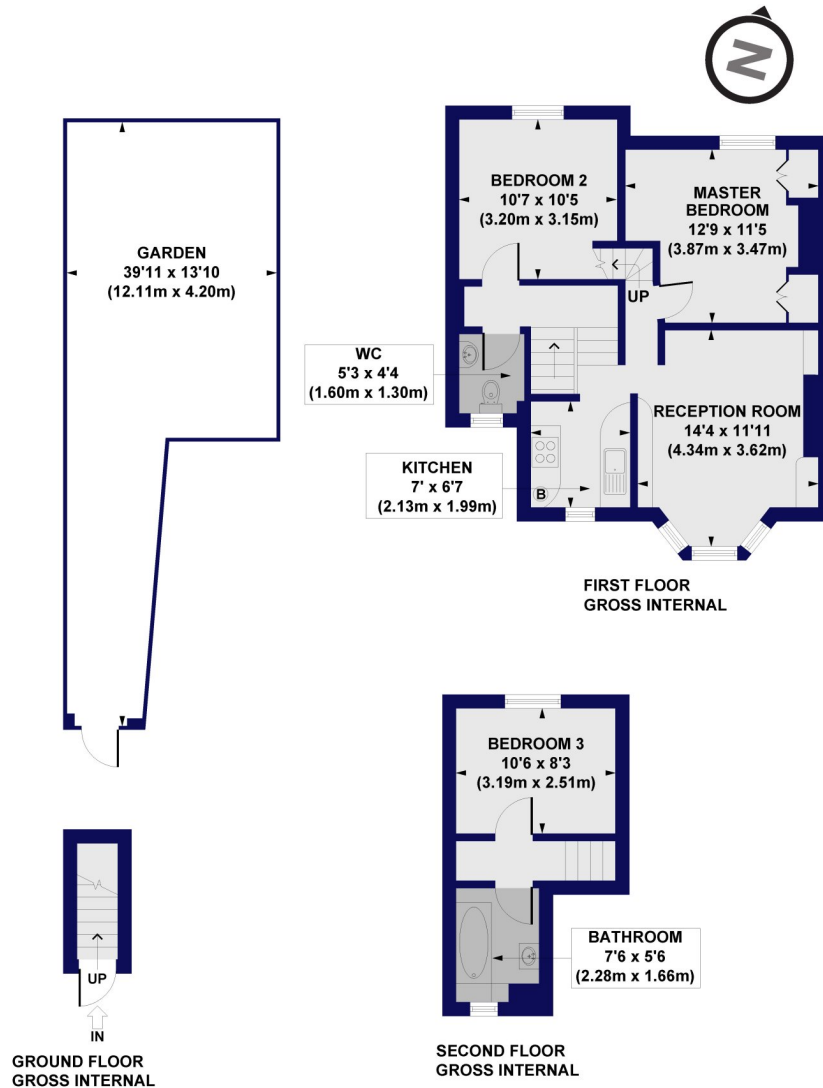
Located on Sach Road, this property benefits from its prime location and access to a range of local amenities. The surrounding area boasts a variety of shops, supermarkets, cafes, and restaurants, providing convenience and a vibrant atmosphere. Just a short distance away, you'll find Clapton Pond, offering a peaceful green space to unwind and enjoy the outdoors. Transport links in the area are excellent, ensuring easy access to the rest of London. Numerous bus routes serve the vicinity, connecting residents to various destinations across the city. Clapton Overground Station is within walking distance, providing swift and convenient connections to Liverpool Street Station and the wider London Overground network.

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Sach Road, E5
 Approx. Gross Internal Floor Area 806 sq. ft / 74.9 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	69	79
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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