



CHARNOCK ROAD, LONDON, E5
£450,000 LEASEHOLD

A ONE BEDROOM GROUND FLOOR FLAT IN A PERIOD CONVERSION WITH A PRIVATE BALCONY

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DESCRIPTION:

This outstanding and rarely available one bedroom ground floor conversion offers, a bright and airy living room with large floor to ceiling sash windows and feature fireplace, a modern kitchen with integrated appliances, a recently renovated modern bathroom suite, and a large bright bedroom which benefits from its own private balcony.

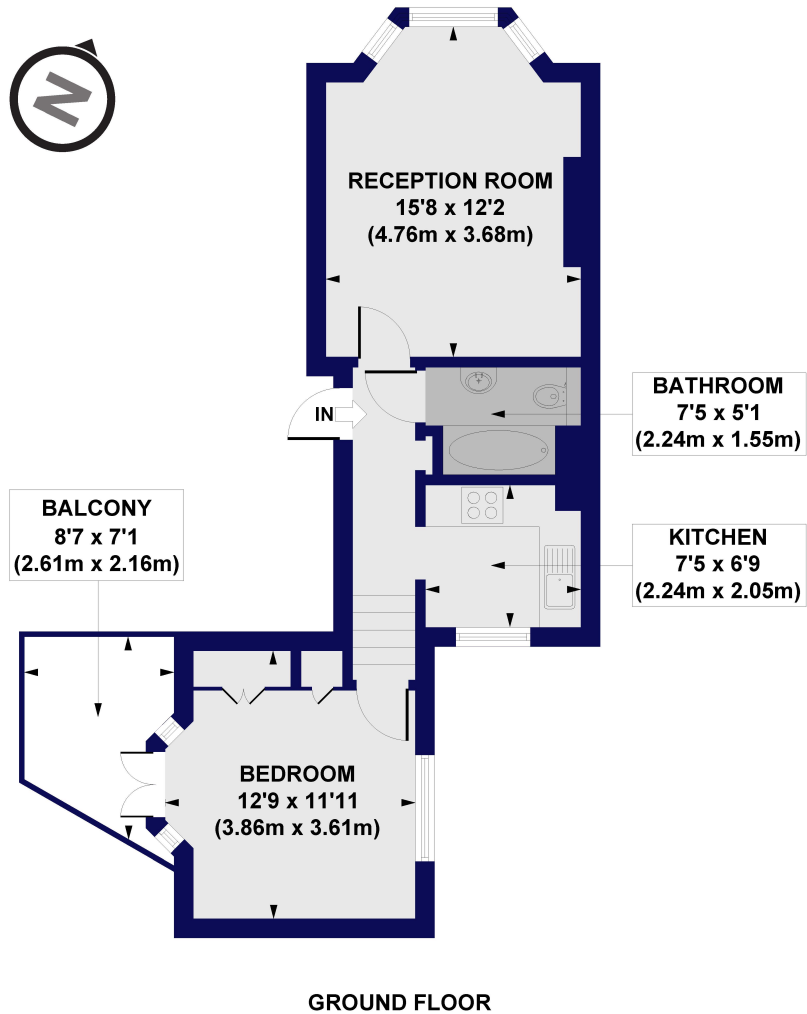
Perfectly situated between Rectory Road and Clapton Stations giving easy access to the City & West End while also just a stone's throw from Hackney Downs Park. It's also a short walk to North and South Millfields Recreation Grounds, Millfields Park and the popular weekend market on Chatsworth Road.

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Charnock Road, E5
Approx. Gross Internal Floor Area 455 sq. ft / 42.26 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		78
(55-68)	D	63	
(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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