



GOULTON ROAD, LONDON, E5
£375,000 LEASEHOLD

A CHAIN FREE RECENTLY REFURBISHED ONE BEDROOM PERIOD CONVERSION IN THE HEART OF CLAPTON

Hackney | 020 8986 4216 | hackney@winkworth.co.uk

Winkworth



DESCRIPTION:

CHAIN FREE

This recently refurbished one-bedroom period conversion, nestled on the desirable Goulton Road in E5. As you step inside, you are greeted by a thoughtfully designed layout. To the right is the main bedroom offering high ceilings and ample space wardrobes, straight ahead, is the living room which leads in to the newly fitted kitchen. The kitchen also offers a delightful view of the rear of the property. The flat further boasts a generously sized family bathroom. Additionally, a utility storage area provides convenient space for all your organizational needs, ensuring a clutter-free living environment.

Goulton Road offers a wealth of amenities and a vibrant local area. Residents will enjoy the convenience of nearby shops, cafes, and restaurants, catering to a variety of tastes and preferences. For nature enthusiasts, the lush green spaces of the neighborhood provide the perfect setting for leisurely walks or outdoor activities. Furthermore, the property benefits from excellent transport links, with several bus stops and Hackney Downs station within easy reach, offering effortless access to the heart of London and

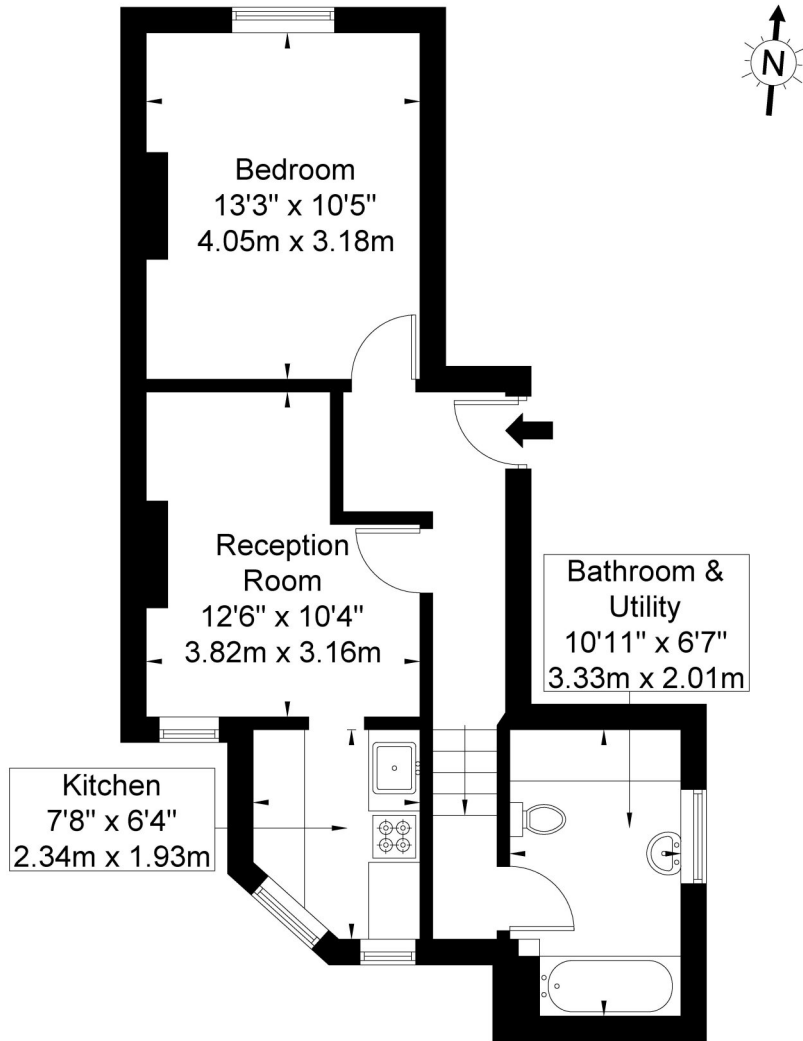
Winkworth



Winkworth

Goulton Road E5 8HA

Approx Gross Internal Area = 43.3 sq m / 466 sq ft



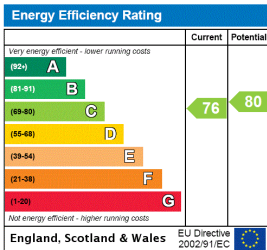
Second Floor

Ref

Copyright **BLEUPLAN**

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.
Copyright @ BLEUPLAN

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.



Hackney | 020 8986 4216 | hackney@winkworth.co.uk



winkworth.co.uk

See things differently

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.