



CLARENCE ROAD, LONDON, E5  
'OFFERS IN EXCESS OF' £300,000 LEASEHOLD

## A BRIGHT ONE BEDROOM FLAT JUST MOMENTS FROM HACKNEY DOWNS PARK

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## DESCRIPTION:

This stylish one-bedroom apartment is located on the first floor of an attractive period building and is offered chain-free. The property features high ceilings throughout, a master bedroom with rear-facing views, a bathroom with a shower unit, and an open-plan kitchen/reception room, providing a spacious area ideal for socialising. The reception room is flooded with natural light, thanks to two large sash windows.

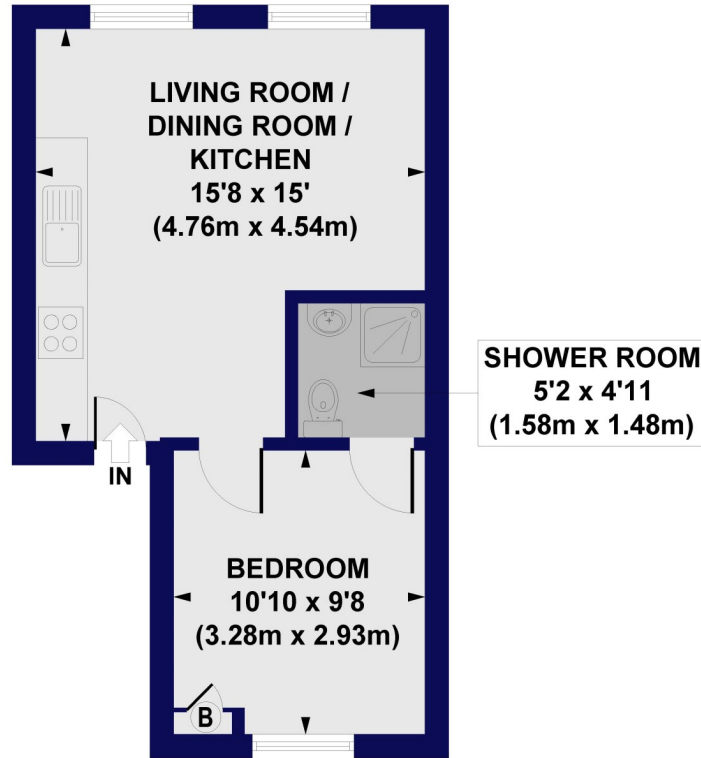
The location is perfect with Hackney Downs Park situated a short distance from your front door with its open green spaces and it is home to basketball courts, football pitches, a children's play area and bowling green. Hackney Central station is only a short commute and will get you straight to Stratford in ~10 minutes, for a wealth of underground and overground connections, as well as the Westfield Stratford City shopping centre. Also close by you have the plentiful restaurants, bars and nightspots of Mare Street, including the renowned Hackney Empire.

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 Approx. Gross Internal Floor Area 339 sq. ft / 31.54 sq. m

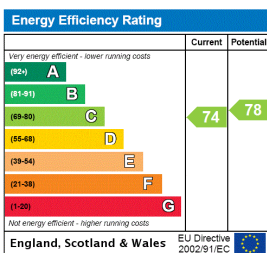


FIRST FLOOR

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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.



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