



**BASEMENT FLAT, NEWICK ROAD, LONDON, E5
'OFFERS IN EXCESS OF' £350,000 LEASEHOLD**

**A WELL MAINTAINED ONE BEDROOM PERIOD
CONVERSION WITH A PRIVATE COURTYARD
JUST A SHORT WALK TO HACKNEY DOWNS**

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





DESCRIPTION:

In the heart of the vibrant E5 postcode, this excellent one-bedroom lower ground floor period maisonette presents an exceptional opportunity for comfortable and contemporary living. Boasting approximately 492 sq ft of thoughtfully designed space, this residence is a great space for a first-time buyer. As you step inside, you're greeted by a spacious living room bathed in natural light, courtesy of a generously sized bay window. The room's ambiance is further enhanced by a captivating feature fireplace, creating a cozy atmosphere for relaxation and entertaining. An open-plan layout seamlessly connects the living area to a modern kitchen. A three-piece bathroom suite is off the hallway, while the well-proportioned bedroom provides ample room for wardrobes and additional furnishings. What truly sets this maisonette apart is its direct access to a private courtyard, perfect for savouring morning coffee.

Nestled in the sought-after E5 locale, Newick Road is ideally situated to take advantage of all that this vibrant and diverse neighbourhood has to offer. With an array of local amenities within easy reach and an eclectic mix of restaurants, cafes, and eateries just a stone's throw away. Explore the diverse tastes of the neighbourhood, from artisanal coffee shops to international cuisine. Transport links are excellent, with frequent bus services and Hackney Downs and Clapton Overground stations nearby, providing swift connections to Central London and beyond. Whether you need to commute or explore the city, you'll have convenient options at your doorstep.

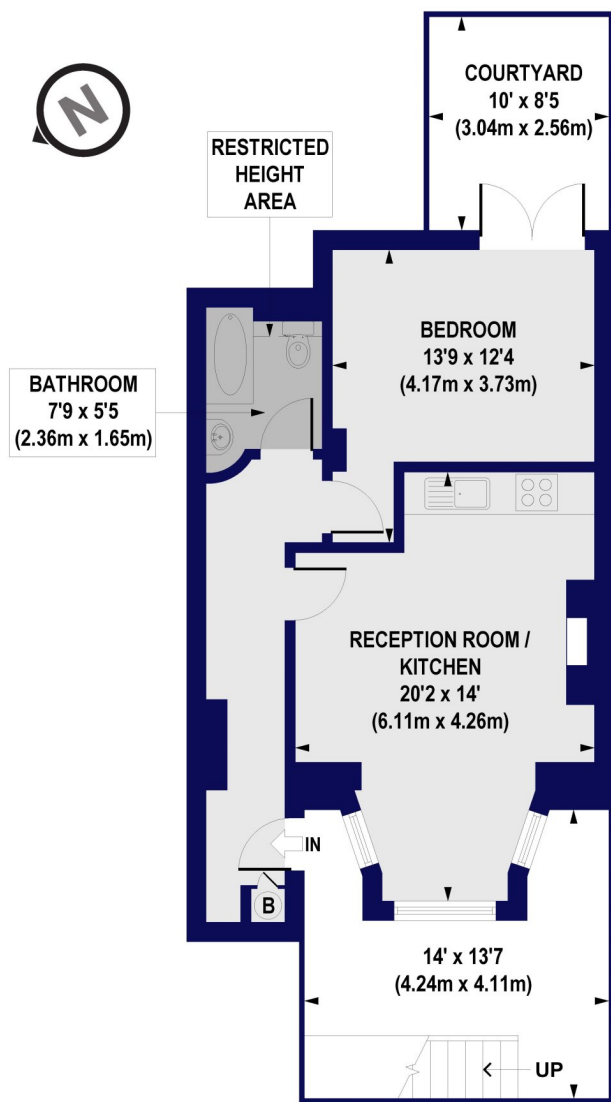
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Newick Road, E5

Approx. Gross Internal Floor Area 492 sq. ft / 45.73 sq. m (Including Restricted Height Area)
 Approx. Gross Internal Floor Area 487 sq. ft / 45.26 sq. m (Excluding Restricted Height Area)

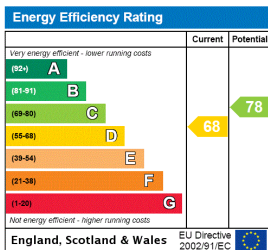


LOWER GROUND FLOOR

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.



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See things differently

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