



GLENARM ROAD, LONDON, E5
£735,000 SHARE OF FREEHOLD

A TWO DOUBLE BEDROOM PERIOD CONVERSION WITH A SOUTH FACING PRIVATE GARDEN IN E5.

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DESCRIPTION:

A superb, two-bedroom, period conversion with its own front door situated in a handsome Victorian Building in Hackney, E5. Presented in a great condition throughout, the property provides the most fantastic lateral space which offers well-proportioned, and light filled rooms.

Accommodation consists of a bright and airy master bedroom to the front of the flat, which benefits from an abundance of natural light due to the large bay window. On the other side of the hall is the second bedroom, which also faces the leafy road to the front of the property. The sizeable open plan reception room and kitchen is found at the rear of the property, which leads out to a wonderful private south facing garden. The flat is completed with modern family bathroom and benefits from underfloor heating, off-street parking and a share of the freehold.

Nestled in the local area, residents of Glenarm Road enjoy a host of amenities at their doorstep. Various shops, supermarkets, and eateries cater to daily needs and provide an array of dining options. The neighbourhood also offers green spaces and parks, providing opportunities for outdoor leisure and activities. Transport links are convenient and accessible, making commuting and traveling a breeze. Regular bus services and nearby train stations connect you to the wider city, while road networks facilitate easy access to surrounding areas.

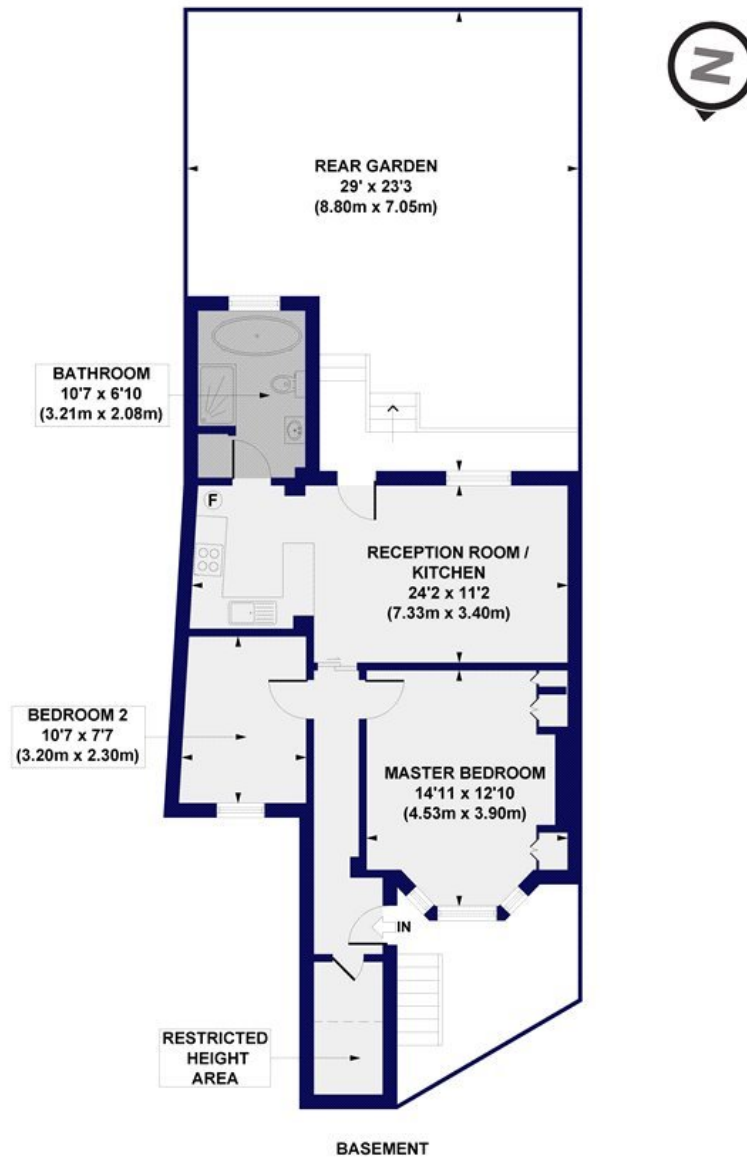
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Glenarm Road, E5

Approx. Gross Internal Floor Area 703 sq. ft / 65.27 sq. m (Including Restricted Height Area)



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)	A		
(81-91)	B		
(69-80)	C	74	74
(55-68)	D		
(39-54)	E		
(21-58)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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