



**DOWNS ROAD, LONDON, E5**  
**OFFERS IN EXCESS OF £375,000 SHARE OF FREEHOLD**

# A SPACIOUS ONE BEDROOM APARTMENT WITH A PRIVATE BALCONY OPPOSITE DOWNS PARK

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## DESCRIPTION:

This one-bedroom first-floor period conversion on Downs Road E5 has a grand feel with good ceiling height throughout creating a spacious and inviting atmosphere. Boasting generous proportions, the bedroom has built in wardrobes and opens up to its own private balcony. The semi-open plan kitchen and living room layout enhances the sense of space with large windows adorning the flat, allowing an abundance of natural light to flood in. The property also has a three-piece bathroom suite, wooden floors, access to private off-street parking, comes with a share of the freehold and is being sold chain free.

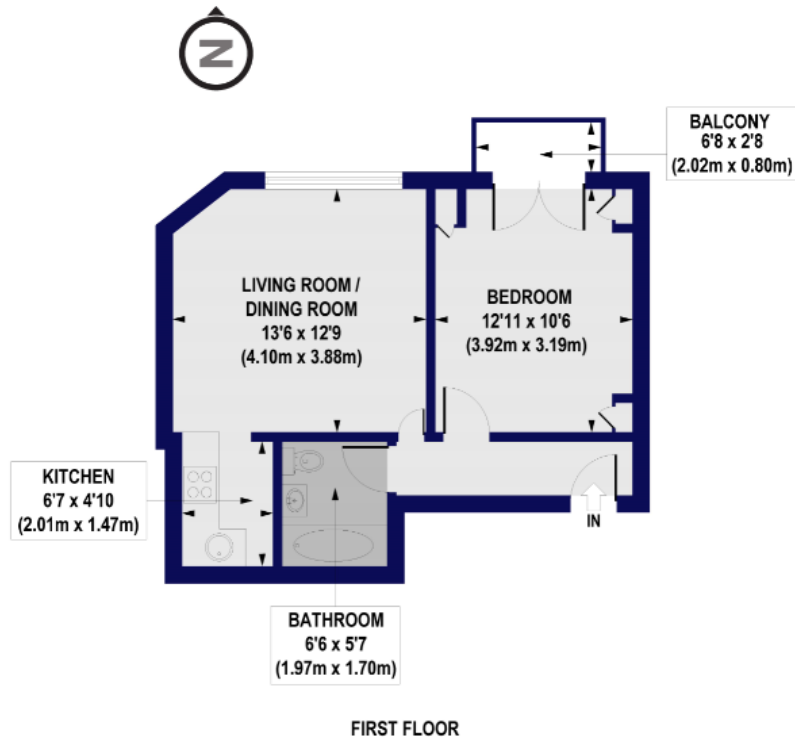
Its prime location is directly opposite the ever-popular Downs Park with green surroundings providing leisurely strolls and outdoor activities. A range of nearby amenities and local favourites like the Star Pub create a sense of community and recently, the prestigious Parkhaus development has opened next door, offering gyms, coffee shops and numerous new dining and leisure experiences. Transport links are excellent, with Rectory Road station conveniently located nearby ensuring quick and easy access to the city and beyond, making commuting a breeze.

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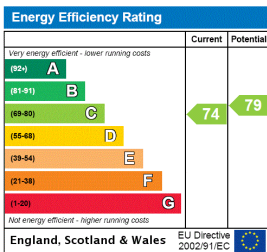
**Downs Road, E5**  
**Approx. Gross Internal Floor Area 431 sq. ft / 40.05 sq. m**



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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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