

**BEECHOLME ESTATE, PROUT ROAD, LONDON, E5
OIEO £375,000 LEASEHOLD**

A TWO BEDROOM FLAT WITH A PRIVATE BALCONY JUST A SHORT WALK TO CLAPTON STATION

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DESCRIPTION:

Situated on the second floor, this property boasts a generous 702 sq ft of well-designed living space. The property features two double bedrooms, with the master bedroom offering the convenience of a fitted wardrobe. The accommodation further includes a bathroom with a separate W/C, a fitted kitchen, and a spacious reception room that opens up to a private balcony.

The flat also comes with a practical storage cupboard in the entrance hallway.

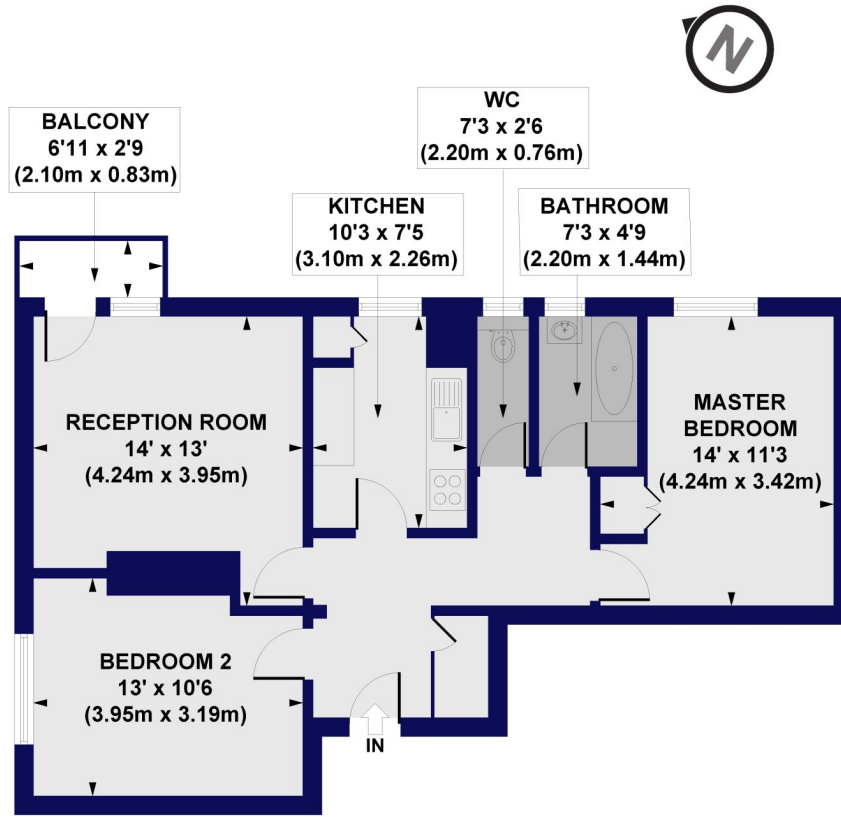
The Beecholme Estate on Prout Road is a sought-after location. Residents can enjoy the convenience of local amenities, including shops, cafes, and parks, creating a well-rounded lifestyle. The area is well-connected with excellent transport links, making it easy to explore the broader city. The nearby public transportation options, such as buses and Clapton train station, ensure a seamless commute to various parts of London.

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Beeholme Estate, Prout Road, E5
Approx. Gross Internal Floor Area 702 sq. ft / 65.24 sq. m

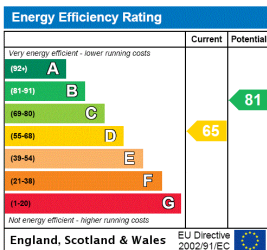


SECOND FLOOR

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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