



KINGSLY ESTATE AGENTS

3 Bedroom House for Sale - £1,050,000

Linscott Road, Hackney, London, E5 ORD



- END OF TERRACE • NEWLY RENOVATED • THREE BEDROOM • PERIOD PROPERTY • PATIO GARDEN •
- EXCELLENT LOCATION • EPC RATING D • FREEHOLD

☎ 02088 844 844

✉ info@kingsly.group

📍 315 Chase Road, Southgate, London N14 6JT

🌐 kingsly.group



Reg. Company: Kingsly Estate Agents Limited. Reg. Number: 15835275
Reg. Address: 5 Braemore Court, Cockfosters Road, Barnet, EN4 0AE, England

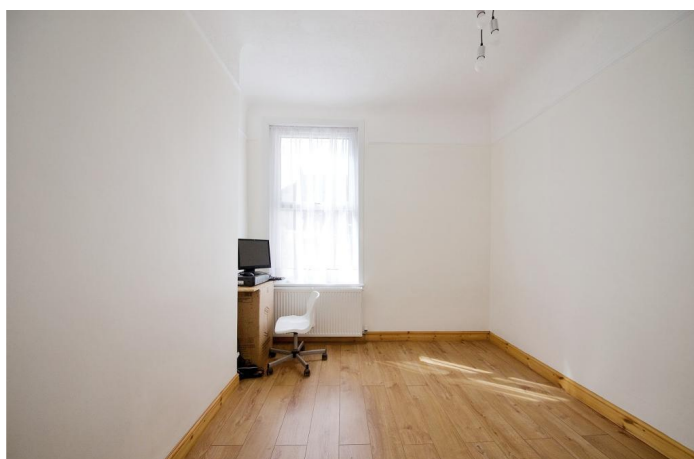
Description

Kingsly Group is delighted to offer to the market this truly stunning three-bedroom property. It has been renovated to a very high standard and offers wooden floors throughout. On the ground floor, the property benefits from two reception rooms, a large modern kitchen, a downstairs toilet, and a shower leading out to a low-maintenance patio garden. On the first floor, the property boasts three good-sized bedrooms and a spacious family bathroom.

Location

The property is situated in a fantastic location just off Lower Clapton Road which offers an array of shops, restaurants, and bars. Also a short walk from the tranquil open spaces of Hackney Downs Park (0.4 miles)

A number of transport links serve the area, including nearby Clapton Overground Train Station (0.7 miles) and Hackney Central Overground (0.7 miles), which allows for swift and direct access to both Stratford and Highbury & Islington.



☎ 02088 844 844

✉ info@kingsly.group

📍 315 Chase Road, Southgate, London N14 6JT

👉 [kingsly.group](https://www.kingsly.group)



Reg. Company: Kingsly Estate Agents Limited. Reg. Number: 15835275
Reg. Address: 5 Braemore Court, Cockfosters Road, Barnet, EN4 0AE, England



☎ 02088 844 844

✉ info@kingsly.group

📍 315 Chase Road, Southgate, London N14 6JT

🐭 kingsly.group



Reg. Company: Kingsly Estate Agents Limited. Reg. Number: 15835275
Reg. Address: 5 Braemore Court, Cockfosters Road, Barnet, EN4 0AE, England



Ground Floor **First Floor**

Total floor area 123.8 sq.m. (1,333 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

