

Roding Road, E5

£485,000 Share of Freehold

2 Bedroom Apartment

604 sq ft (approx)

Key Features

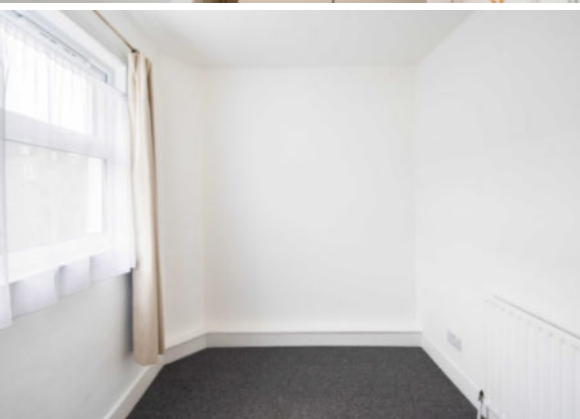
- Impressive high ceilings & sash windows
- Bathed in natural light
- A modern integrated kitchen
- Ideal first time purchase
- Close to Homerton Overground station
- Near Millfield's Park and the Marshes

Property Description

This delightful apartment bathed in natural light, occupies the first floor of this two-storey Victorian house, enviably located in this peaceful tree-lined residential street. Offering a characterful interior including sash windows and grand Victorian fireplaces, and modern fixtures and fittings. Composed of a reception hall, a charming living/entertaining space with a Victorian fireplace and cornicing, a fitted kitchen with integrated appliances, two-bedrooms and a

modern bathroom. Close to vibrant Chatsworth Road and a host of transport links including Homerton Overground Station and the leafy green spaces of the Marshes and Millfield's Park. Excellent choice of primary schools. No chain.

Further Material Information available, please request from relevant branch.



Floorplan

RODING ROAD E5

Approximate Gross Internal Area
56.12 m² / 604.08 sq^{ft}



Council Tax Band: B

Energy Rating

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(82+) A		
(81-81) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



Hackney Office

336 Mare Street, Hackney, London, E8 1HA
020 8525 7788 hackney@keatons.com



Every attempt has been made to ensure accuracy, however all measurements are approximate and for illustrative purpose only. In accordance with The Consumer Protection from Unfair Trading Regulations the following particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only.