



Elderfield Road, E5

£795,000 Share of Freehold

2 Bedroom Flat

798 sq ft (approx)

Key Features

- Beautifully Presented
- Two Double Bedrooms
- Private & Tranquil Mature Garden
- Fantastic Location
- Double Reception Room
- Sash Windows/Shutters

Property Description

Occupying the ground and lower ground levels of this charming Victorian residence is this beautiful duplex apartment. Flooded with natural light and boasting period features, stunning interiors and modern fixtures and fittings. Comprising of principal bedroom with built in wardrobes, second double bedroom, a bay fronted reception room, dining room, modern bathroom and a separate kitchen leading out to a private and tranquil garden. Further

benefitting from no onward chain, sash/windows/shutters, solid wood flooring and Rushmore School catchment area. Enviably located moments from ever-changing vibrant Chatsworth Road and a host of transport links.

Further Material Information available, please request from relevant branch.



Floorplan



Council Tax Band: C

Energy Rating

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(82+) A		
(81-91) B		
(69-80) C		
(55-68) D	66	77
(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.