



Mount Pleasant Lane, E5

£475,000 Share of Freehold

2 Bedroom Flat

822 sq ft (approx)

Key Features

- Bathed in natural light
- Beautifully proportioned accommodation
- Modern fittings
- No forward chain
- Close to Millfields and Springfield Parks
- Ideal first or second-time purchase

Property Description

This wonderfully bright, split-level conversion occupies the first and second floors of this substantial three-storey corner-sited Victorian residence. Composed of a reception hall, a large southerly facing living/entertaining space, a separate fitted kitchen/diner with some integrated appliances, two double bedrooms, a modern bathroom, and a separate shower room. Peaceful location in this premier street close to the leafy-green open-spaces of the Millfield's Park, Springfield

Park and the River Lea. Clapton overground Station offers swift City and West End access. A host of vibrant amenities on Upper and Lower Clapton Roads and Chatsworth Road are close at hand. Offered with no forward chain.

Further Material Information available, please request from relevant branch.



Floorplan

MOUNT PLEASANT LANE E5

Approximate Gross Internal Area
76.44 m² / 822.79 sq^{ft}



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		76
(55-68) D		
(39-54) E	53	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



Hackney Office

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