

Clarence Road,  
Approx. Gross Internal Area 317 Sq Ft - 29.40 Sq M

**O**akwood  
Thinking local



### Second Floor

Floor Area 317 Sq Ft - 29.40 Sq M



Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.  
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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



## Clarence Road, E5



## £1,500

A lovely one bedroom property set on the second (top) floor of this three storey period conversion. The property offers a bright open plan reception room with a fully-integrated kitchen and a good size bedroom. Located just a short walk from Hackney Downs or Clapton stations





- ONE BEDROOM
- TOP FLOOR
- CLOSE TO HACKNEY DOWNS & CLAPTON STATIONS
- AVAILABLE ASAP

