



## Ickburgh Road, E5

£725,000

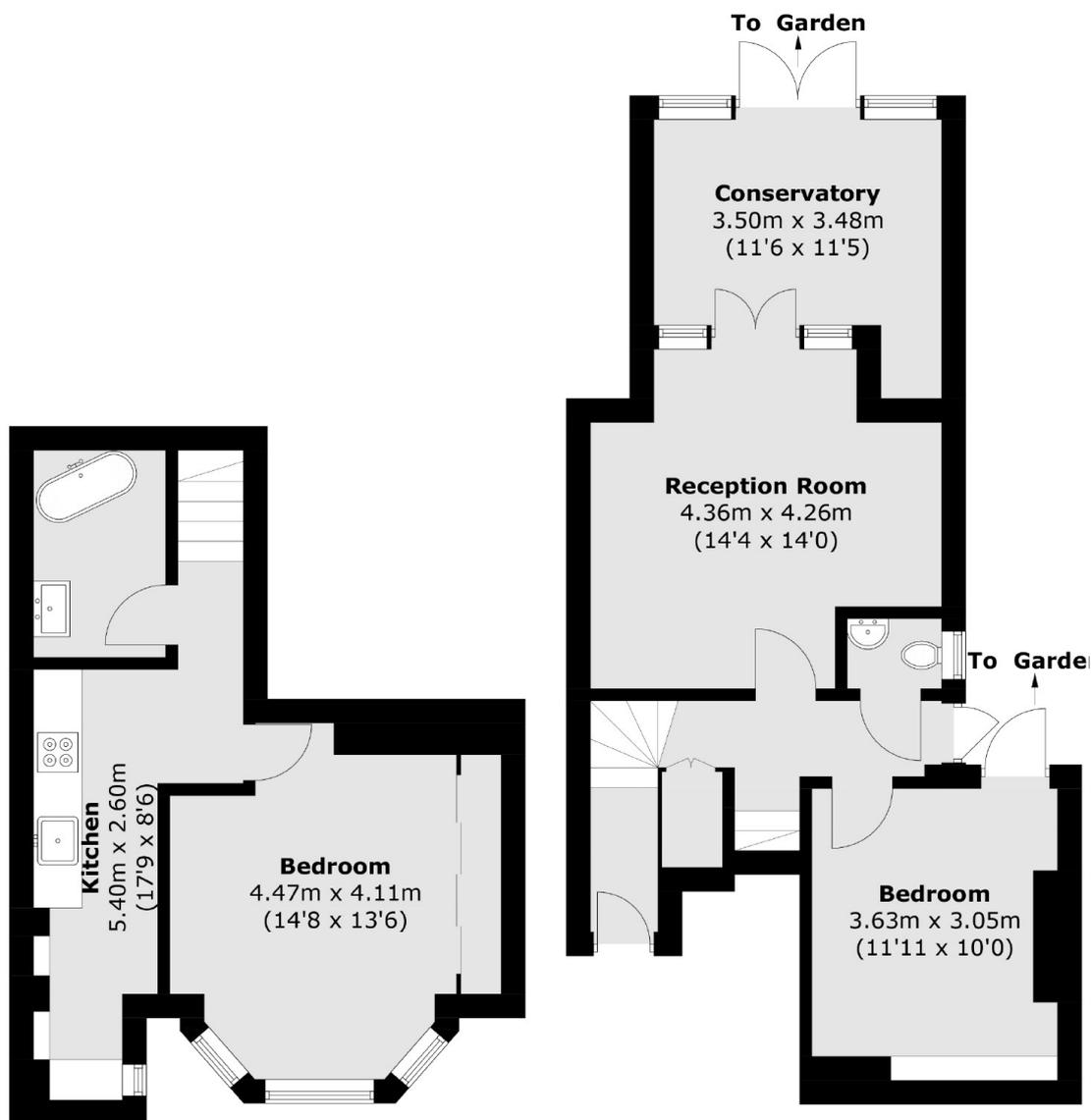
A two bedroom split level flat with a 70 ft south facing garden on a quiet tree-lined street in Clapton. This Victorian property has been modernised with a glass conservatory and still retains many of its original period features. There is potential for a side return, subject to planning, and is being sold with a Share of Freehold and no onward chain.

Ickburgh Road is a no through road only 500 ft to Clapton Overground Station allowing direct access into Liverpool Street for easy connections anywhere in London. Alternatively, Rectory Road Overground Station is just under half a mile away. Many shops, cafés and pubs are within walking distance including the well known gastro pub, The Crooked Billet. Millfields Park, the River Lea and Hackney Marshes are nearby providing many opportunities for outdoor recreation.

### Features

- Victorian Conversion
- Two Double Bedrooms
- Private South Facing Garden
- Chain Free
- Conservatory
- Share of Freehold

# Ickburgh Road, London, E5



**Lower Ground Floor**

**Ground Floor**

Total area (approx.): 81.2 sq. m (874.0 sq. ft)