

# Wild & Co.

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## Nightingale Road, E5 8NB

Beautiful 2-bedroom first floor period conversion, situated on the residential road off Brooke Rd & Kenninghall Rd, moments' walk from Upper Clapton Rd, Clapton Station (direct City links) & the ever-popular Hackney Downs Park. Set within this attractive & well maintain period building managed by the leaseholders with 'right to manage'. Benefiting from; 2 bedrooms to rear, bright and airy west facing lounge to front with original sash windows, fitted kitchen, modern bathroom/WC, secured bike storage to front. Ideal first-time purchase - early viewing highly recommended!

**Guide Price £500,000 | Leasehold**

# Nightingale Road, E5 8NB



- Beautiful 2-bedroom first floor period conversion
- Modern bathroom/WC
- Moments' walk from Upper Clapton Rd, Clapton Station (direct City links) & the ever-popular Hackney Downs Park
- Leasehold with 'right to manage'
- Bright & airy west facing lounge
- Sash windows to front
- Front communal garden offering secured bike storage
- Fitted kitchen
- Residential road off Brooke Rd & Kenninghall Rd
- Ideal first-time purchase

## Full description:

Wild & Co. are delighted to offer for sale this: Beautiful 2-bedroom first floor period conversion, situated on the residential road off Brooke Rd & Kenninghall Rd, moments' walk from Upper Clapton Rd, Clapton Station (direct City links) & the ever-popular Hackney Downs Park.

Set within this attractive well maintained period building managed by the leaseholders with 'right to manage'.

Benefiting from; 2 bedrooms to rear, bright and airy west facing lounge to front with original sash windows, fitted kitchen, modern bathroom/WC, secured bike storage to front.

Ideal first-time purchase - early viewing highly recommended!

Entrance: via communal door, stairs leading to first floor and main front door:

Hallway: wood laminated flooring,

radiator, doors to:

Lounge: 3 x Sash windows to front aspect, wood laminated flooring, radiator, door to:

Fitted kitchen: wall and base mounted units with roll top work surfaces, built-in electric over with gas hob and extractor hood, stainless steel sink unit with mixer tap and drainer, tiled splash back walls, space for fridge/freezer, plumbed for washing machine, radiator, tiled flooring, sash window to front aspect.

Bathroom: white three-piece suite comprising of side panel bath with chrome taps and wall mounted thermostatically controlled shower, low flush WC, wash hand basin with chrome mixer tap, vanity under unit and shelving, fully tiled walls and flooring, extractor fan.

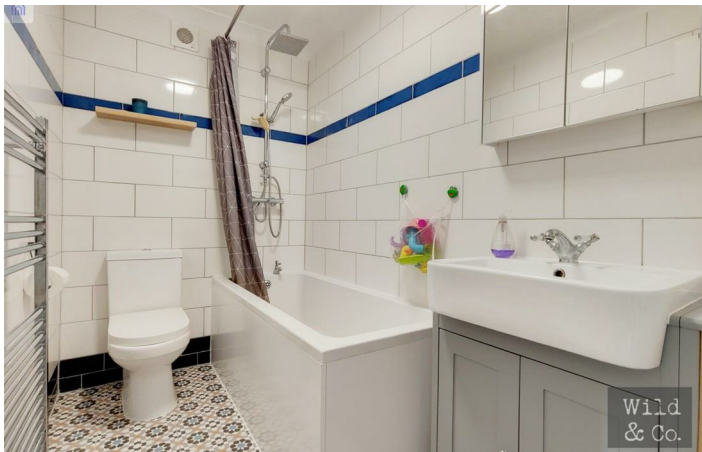
Bedroom one: double glazed window to rear aspect, wood laminated flooring, radiator.

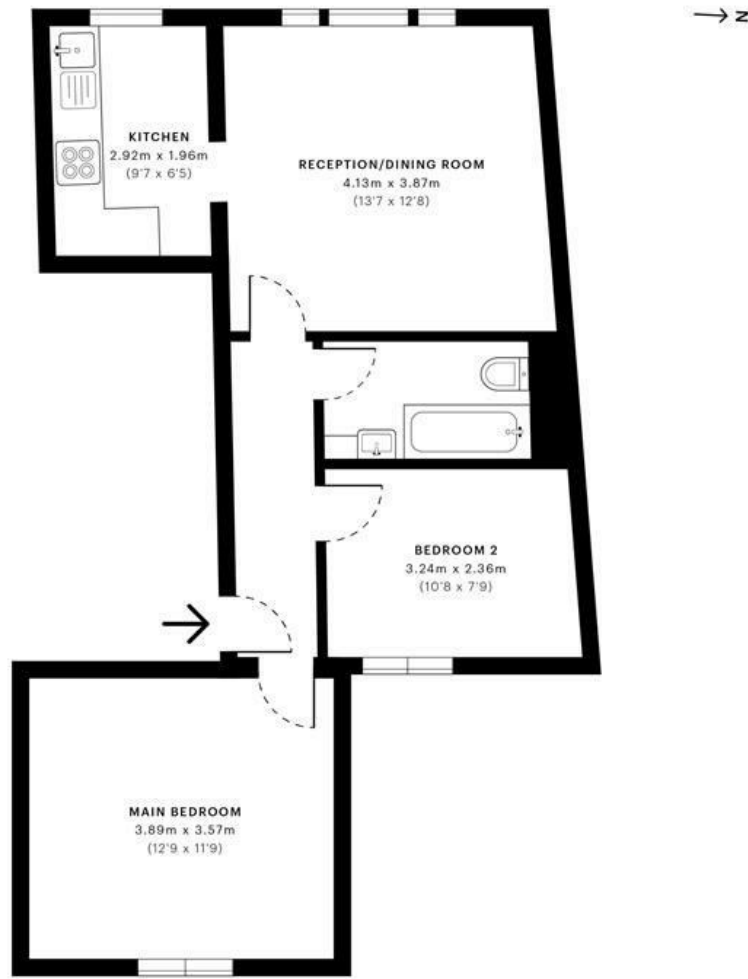
Bedroom two: double glazed window to rear aspect, wood laminated flooring, radiator.



## Directions

Directly off Brooke Rd & Kenninghall Rd.





— First Floor

**GROSS INTERNAL AREA (GIA)**  
The footprint of the property  
53.55 sqm / 576.41 sqft

**NET INTERNAL AREA (NIA)**  
Excludes walls and external features  
Includes washrooms, restricted head height  
50.56 sqm / 544.22 sqft

**EXTERNAL STRUCTURAL FEATURES**  
Balconies, terraces, verandas etc.  
0.00 sqm / 0.00 sqft

**RESTRICTED HEAD HEIGHT**  
Limited use area under 1.5 m  
0.00 sqm / 0.00 sqft



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 3B RESIDENTIAL: 53.16 sqm / 572.21 sqft  
IPMS 3C RESIDENTIAL: 50.77 sqm / 546.48 sqft  
SPEC ID: 603398e644a31c0dd8ae896f

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.