

Julian Reid



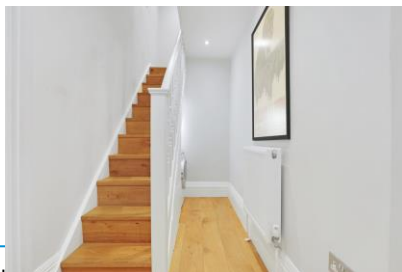
Flat 1, 74 Glenarm Road, London, E5 0LZ

A super three bedroom split level maisonette with south facing garden located just off Chatsworth Road

Guide Price £795,000
Share of Freehold

- **3 Bedrooms**
- **Council Tax Band: D**
- **EPC Rating: C**
- **Openplan Living**
- **South facing garden**

A super, split level maisonette with contemporary accommodation arranged on the ground and lower ground floors of this fine, converted, late Victorian house. There are three bedrooms, two bathrooms (one en-suite) and a separate wc. To the rear is an extended, open plan living space, lovely and bright with well equipped kitchen and doors opening onto a generous, south facing garden. The flat is located on this quiet, residential road which intersects Chatsworth Road with vibrant selection of local shops and restaurants and Sunday Market. Wide open spaces of Millfields and Hackney Marshes, together with further shops and transport facilities of Clapton are all within easy reach

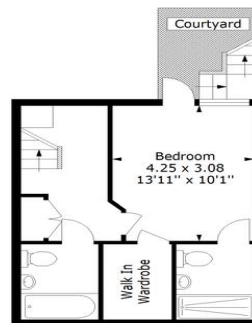


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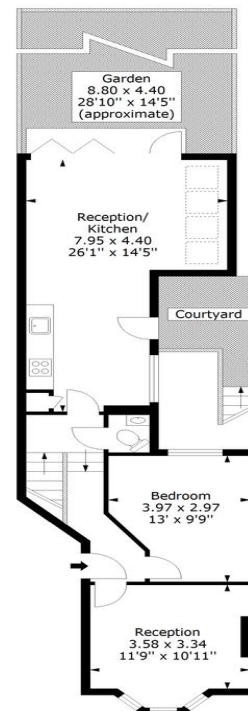
Glenarm Road, Lower Clapton, E5

Approximate Gross Internal Area

Basement Floor = 373 sq ft / 34.65 sq m
 Ground Floor = 655 sq ft / 60.85 sq m
 Courtyard = 115 sq ft / 10.68 sq m
 Total (Including Courtyard) = 1143 sq ft / 106.18 sq m
 Total (Excluding Courtyard) = 1028 sq ft / 95.50 sq m



Basement



Ground Floor



Measured according to RICS JPM52. 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, features, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet. Date: 2011/2/2023
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