

**Ickburgh Road, Hackney
 1 Bedroom Flat**

Price: £380 pw



- ✓ Ickburgh Road, Clapton, E5
- ✓ Arranged Over Two Levels

- ✓ One Bedroom Flat
- ✓ Quirky

Ickburgh Road, Hackney

Bryan Estates are pleased to present this quirky one bedroom flat located on Ickburgh Road, Clapton, E5.

This unique first floor flat is arranged over two levels and features a bright and spacious reception room with double doors leading through to a fitted kitchen with table and chairs, a good sized bedroom, and a three piece bathroom suite.

Call for more information and to arrange a viewing.



Particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. Services, fittings and equipment referred to within the sales particulars have not been tested and no warranties can be given and prospective buyers must make their own enquiries regarding such matters.

Measurements are approximate and are for a guide only (room measurements are taken and to be to the nearest 3"), we would therefore advise prospective purchasers to check any measurements that are of particular importance to them. Some statements are inevitably 'subjective' and are therefore the view of the author at the time the information was prepared. If any items are important to you, please check with the office first, especially if you are travelling some distance to view.

Energy Performance Rating

Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		