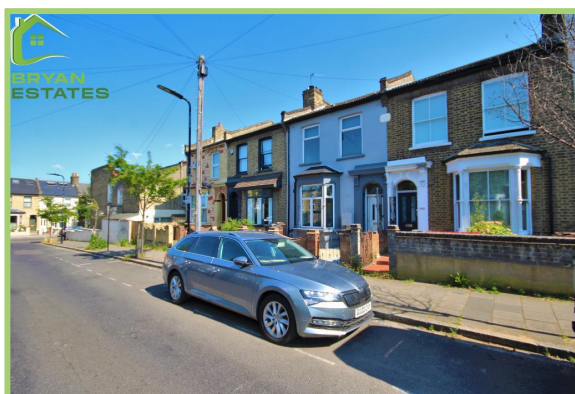


**Clifden Road, Clapton  
 4 Bedroom Terraced**

**Price: £865 pw**



- ✓ HMO ready
- ✓ Separate Living Room With Fire Place
- ✓ Large Private Garden
- ✓ Dual Heating Controls
- ✓ Brand New Refurbishment

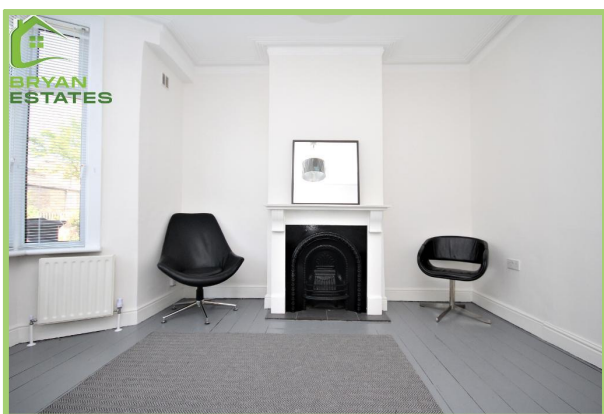
- ✓ Brand New Refurbishment
- ✓ Modern Kitchen With Dining Space
- ✓ Two Bathrooms
- ✓ Double Glazing Windows Throughout
- ✓ Available Now

## Clifden Road, Clapton

**\*\* HMO READY \*\***

Bryan Estates are pleased to offer this stunning newly refurbished four bedroom terraced house on Clifden Road, Homerton, E5.

Featuring a separate reception room with fireplace feature, modern dining kitchen with integrated appliances with dishwasher, modern main bathroom with 3 piece suite, large private garden, large master bedroom, three further double bedrooms arranged over three levels.



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		84   B
69-80	C		
55-68	D	68   D	
39-54	E		
21-38	F		
1-20	G		