



## Clifden Road

Approximate Gross Internal Area  
 Lower Ground Floor = 18.0 sq m / 194 sq ft  
 Ground Floor = 46.0 sq m / 496 sq ft  
 First Floor = 18.1 sq m / 196 sq ft  
 Total = 82.2 sq m / 886 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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### Directions

### Contact

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**3 Bed  
 Flat  
 located in**



# 59A Clifden Road

London  
E5 0L1

£3,000 Per Month



THREE BEDROOM FLAT --- HIGH END FINISH --- AVAILABLE FROM THE 14TH MARCH--- VICTORIAN CONVERSION --- MASSIVE BACK GARDEN --- DOUBLE GLAZED & GAS CENTRAL HEATING --- LAMINATE FLOORING --- TWO BATHROOMS ---

London's Local Property Agent, Humphrey & Co Estates are very proud to present this lovely mid terraced Victorian converted flat situated on the ground floor. Three bedrooms, two bathrooms, separate kitchen, neutral decor bright and airy. Unfurnished, Double glazed and gas central heating, Excellent condition & Massive garden.

Please call our friendly lettings team on 020 8521 0755 to secure a viewing.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		76	80

England & Wales EU Directive 2002/91/EC

