

05

- BLACKWELL CLOSE -

Three storey townhouse offering excellent scope for refurbishment with private garden and well proportioned accommodation.

Guide Price £550,000 - £600,000

Situated on a quiet residential close in the heart of Hackney, this three-bedroom townhouse on Blackwell Close, E5 presents an excellent probate opportunity for buyers looking to modernise and add value.



Arranged over three floors and extending to approximately 1,151 sq ft, the property offers well-proportioned accommodation throughout.

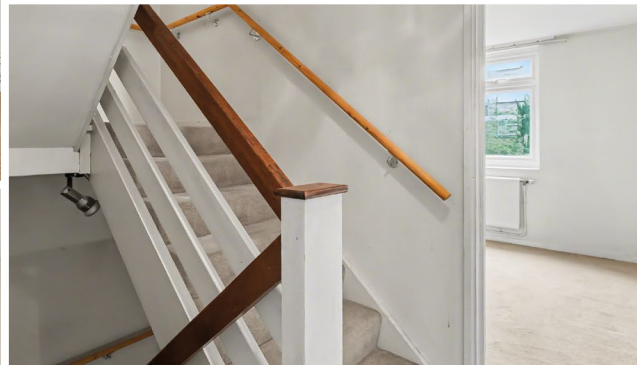
The ground floor comprises an entrance hallway with a convenient guest WC, leading through to a spacious kitchen/dining room with direct access to a good-sized private garden, ideal for entertaining or family use.

On the first floor, you'll find a bright and generously sized reception room, along with one of the three double bedrooms. The second floor provides two further double bedrooms and a family bathroom, completing the accommodation.

Requiring full renovation, this home offers significant scope to refurbish and tailor to individual taste. The property has also recently benefited from a new roof, offering added peace of mind for prospective purchasers.

Additional benefits include resident permit parking and a peaceful yet well-connected location within easy reach of local amenities, green spaces, and transport links. A fantastic opportunity to create a bespoke family home in a sought-after East London setting.





Location

Blackwell Close is quietly positioned within a well-established residential area of Clapton, in the heart of Hackney, known for its vibrant community and excellent connectivity. The property is conveniently located within easy reach of a wide range of local amenities, including independent cafés, shops, and the popular Chatsworth Road, which hosts a well-regarded weekend market.

Excellent transport links are available nearby, with Clapton Overground Station, Homerton Station, and Hackney Central all within easy reach, providing swift access into the City and beyond. Numerous bus routes also serve the area, enhancing connectivity across London.

The location is particularly well-suited to those who enjoy green open spaces, with Hackney Marshes, renowned for its expansive parkland and sporting facilities, just a short distance away, alongside Daubeney Fields, a popular local park featuring play areas, open green space, and views towards the River Lea. This combination of urban convenience and access to nature makes the area highly desirable for a wide range of buyers.



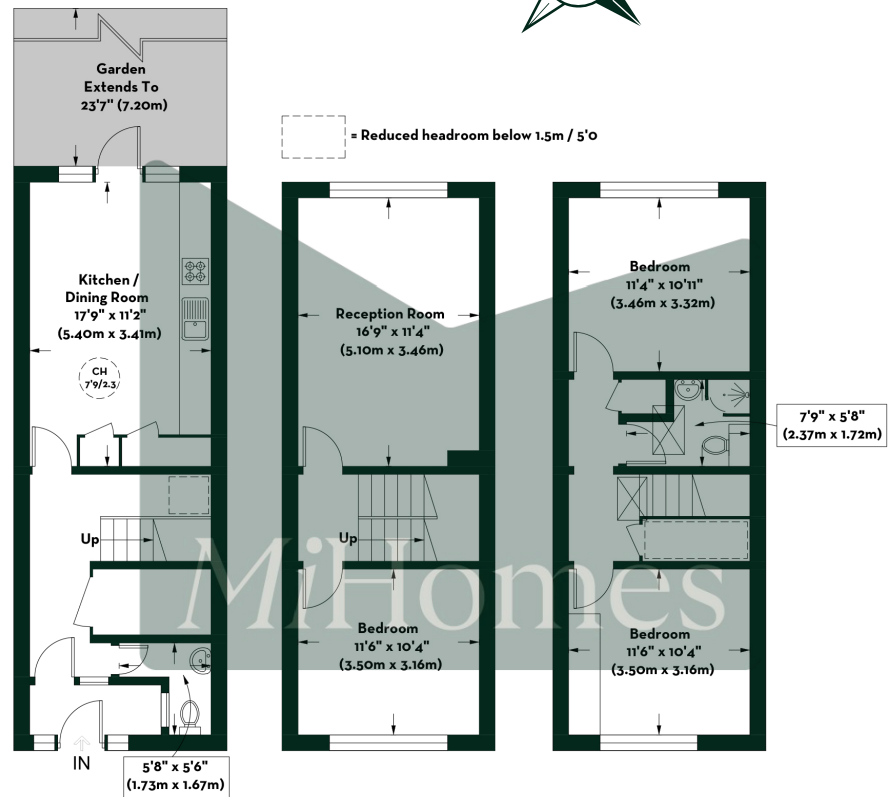
Floorplan:

5 Blackwell Close, Hackney, E5 0TA

- Freehold
- EPC rating: D
- Council Tax Band: Band C
- Approx. Gross internal floor area: 1126 sq.ft / 104.6 sq.m
- Restricted Height: 25 sq.ft / 2.3 sq.m
- Total: 1151 sq.ft / 106.9 sq.m

Property overview:

- Offered on a chain free basis
- 3 bedroom freehold house
- Probate granted
- Quiet residential road
- In need of renovation
- New roof within the last 2 years
- Within close proximity to Hackney Marshes & Daubeney Fields
- Close to local amenities and River Lee
- Easy access to A10, A12 & A406



Ground Floor
393 sq ft / 36.5 sq m

First Floor
379 sq ft / 35.2 sq m

Second Floor
379 sq ft / 35.2 sq m

This plan is for layout purposes only. not drawn to scale unless stated. window and door opening 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. (ID: 1289042)

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