



CLAPTON TERRACE, LONDON, E5
£525,000 SHARE OF FREEHOLD

A SPACIOUS SPLIT LEVEL APARTMENT SET ACROSS THE TOP TWO FLOORS OF A CHARACTERFUL PROPERTY, FEATURING TWO DOUBLE BEDROOMS, A FITTED KITCHEN, WOOD FLOORING, AN OPEN PLAN LOUNGE AND VIEWS OVER CLAPTON COMMON, E5.

Stoke Newington | | stokenewington@winkworth.co.uk



DESCRIPTION:

A bright and spacious two bedroom split level apartment extending to approximately 670 sq. ft, occupying the upper floors of an attractive Grade II listed Georgian terrace.

Situated directly opposite Clapton Common, the flat enjoys excellent transport links with regular Overground services to London Liverpool Street and the City, while Manor House Underground Station is easily reached by bus. A wide range of independent shops, cafés, bars and restaurants are also close by.

The accommodation is arranged over two floors and includes a generous open plan reception room and kitchen measuring over 20 ft, creating an excellent space for entertaining. The reception room features reclaimed wooden floorboards, complemented by a fitted kitchen, bathroom with WC and two well-proportioned double bedrooms.

Ideally positioned, the flat is within a short walk of Springfield Park, the River Lea, Walthamstow Wetlands and Hackney Marshes, providing easy access to some of East London's most popular green spaces and waterside walks. A characterful period home in one of North Clapton's most sought after locations.

Any associated charges including, but not limited to, service charge, ground rent and sinking funds outlined in the marketing material is an approximation calculated using information provided by and described by the client at the time of instruction. The actual cost may be subject to change and therefore we recommend all interested parties carry out their own enquiries.

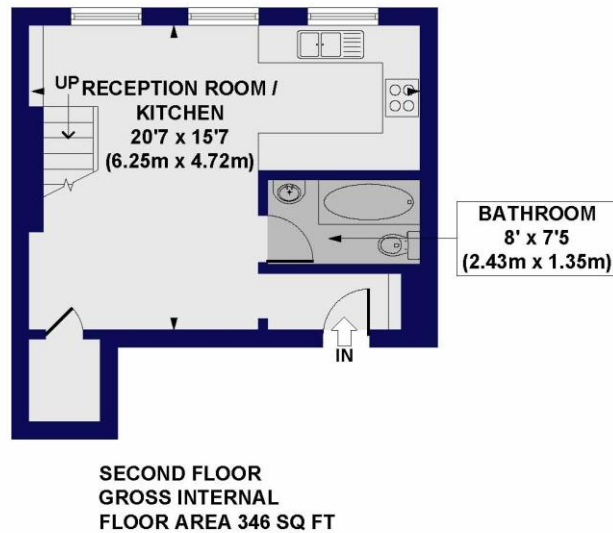
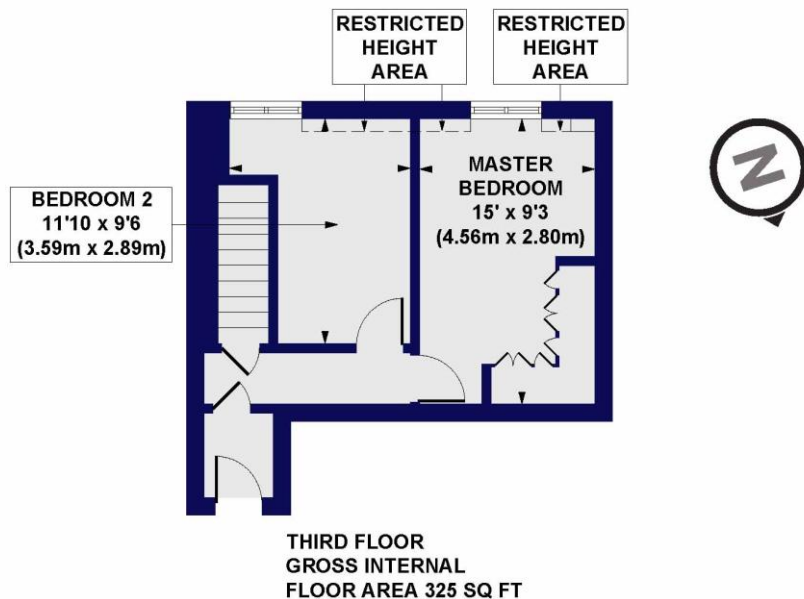
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Clapton Terrace, E5

Approx. Gross Internal Floor Area 670 sq. ft / 62.26 sq. m (Including Restricted Height Area)

Approx. Gross Internal Floor Area 663 sq. ft / 61.55 sq. m (Excluding Restricted Height Area)



All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and do not constitute any warranty or representation by the seller, their agent or CP Creative. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of the information contained in these plans. This plan is for illustrative purposes only and should be used as such by any prospective purchasers.

Winkworth

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	73 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



<https://www.winkworth.co.uk/sale/property/STK260134>

Tenure: Share of Freehold

Term: 951 year and 10 months (Subject to change)

Service Charge: £1200 per annum (approx.)

Ground Rent: £ 0 Annually (Subject to review)

Council Tax Band: C

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.