



CLAPTON SQUARE, LONDON, E5
£400,000 LEASEHOLD

BRIGHT AND SPACIOUS 1 BEDROOM FLAT OVERLOOKING CLAPTON SQUARE

Hackney | 020 8986 4216 | hackney@winkworth.co.uk

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DESCRIPTION:

Positioned on the highly sought-after Clapton Square, this property enjoys one of Hackney's most desirable addresses. A leafy, characterful garden square that perfectly balances village charm with excellent urban connectivity. Hackney Central station is within easy reach, providing swift access into central London, while nearby Hackney Downs station offer further links across London.

This home benefits from a modern fitted kitchen and bathroom allowing any purchasers to move straight in as well as having East to West facing windows allowing further light to flood in

The surrounding neighbourhood is brimming with independent cafés, restaurants, and shops along Chatsworth Road and Hackney Central, with the green open spaces of Hackney Downs a short walk away and Hackney Marshes only 15 minutes away.

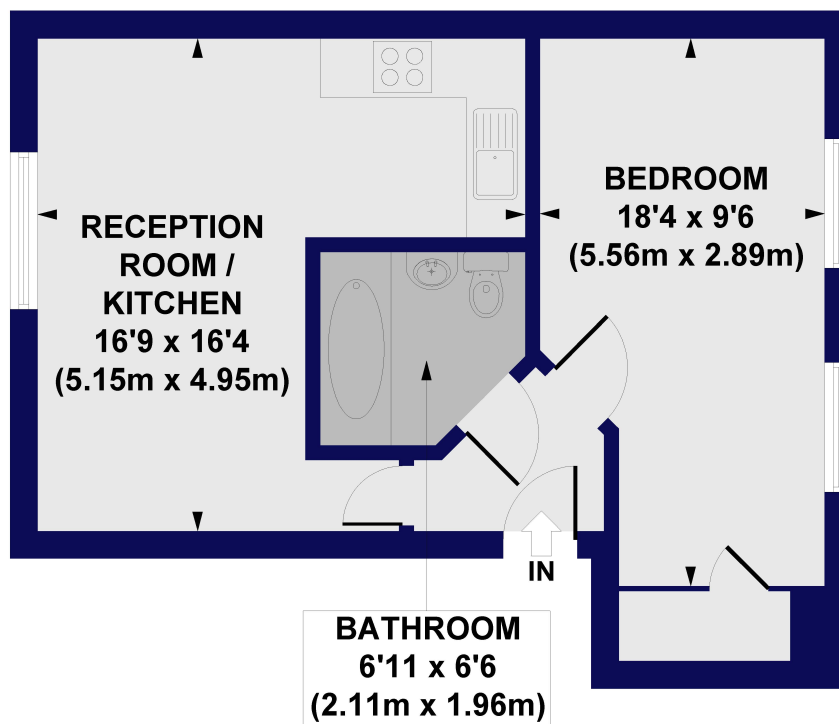
The flat itself offers comfortable, well-proportioned accommodation, ideal for a first-time buyer or as a pied-à-terre looking to secure a foothold in one of East London's most vibrant neighbourhoods.

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Clapton Square, E5
Approx. Gross Internal Floor Area 470 sq. ft / 43.63 sq. m



THIRD FLOOR

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.

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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	75 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



<https://www.winkworth.co.uk/sale/property/HAC250195>

Tenure: Leasehold

Term: 0 year and 0 months (Subject to change)

Service Charge: £0 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.

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