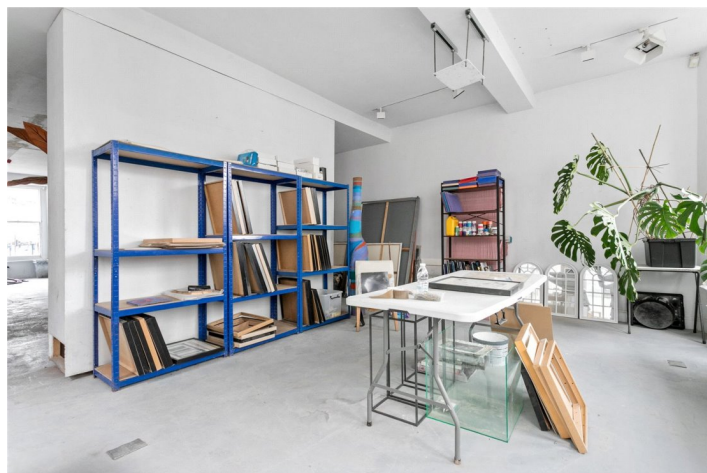




LOWER CLAPTON ROAD, LONDON, E5  
**£1,650,000 FREEHOLD**

**A SEMI-DETACHED PERIOD FREEHOLD WITH  
DEVELOPMENT OPPORTUNITY.**

Hackney | 020 8986 4216 | [hackney@winkworth.co.uk](mailto:hackney@winkworth.co.uk)

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## DESCRIPTION:

An imposing semi-detached period freehold, prominently positioned on Lower Clapton Road, E5, offering a rare and substantial opportunity extending to over 4,500 sq ft.

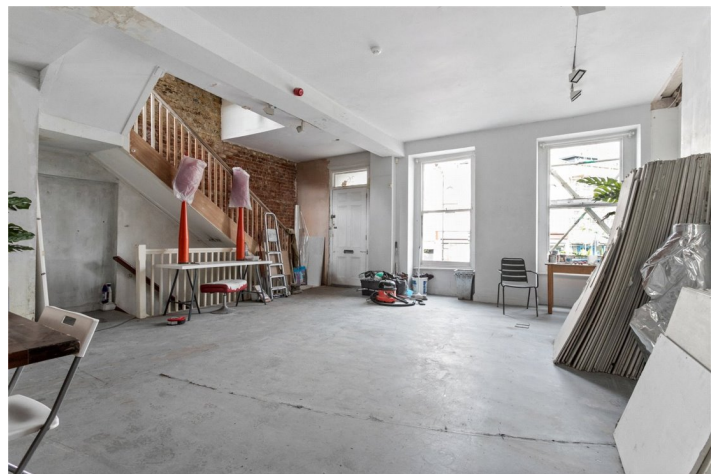
Arranged across four floors, this striking Grade II Listed property presents exceptional scope for redevelopment or reconfiguration, making it ideal for investors or end users seeking to create either multiple residential units or a grand single dwelling (subject to planning permission). Rich in character and scale, the building offers generous proportions throughout.

Formerly home to the Angus Hughes Gallery, the property has a unique history and lends itself perfectly to creative transformation. Its expansive footprint and flexible layout provide a blank canvas for a wide range of design possibilities.

Located in the heart of vibrant Clapton, the property benefits from excellent access to local amenities, independent cafés, and excellent transport links via Hackney Central and Hackney Downs Overground stations, plus easy access to the popular parks of London Fields and Victoria Park.

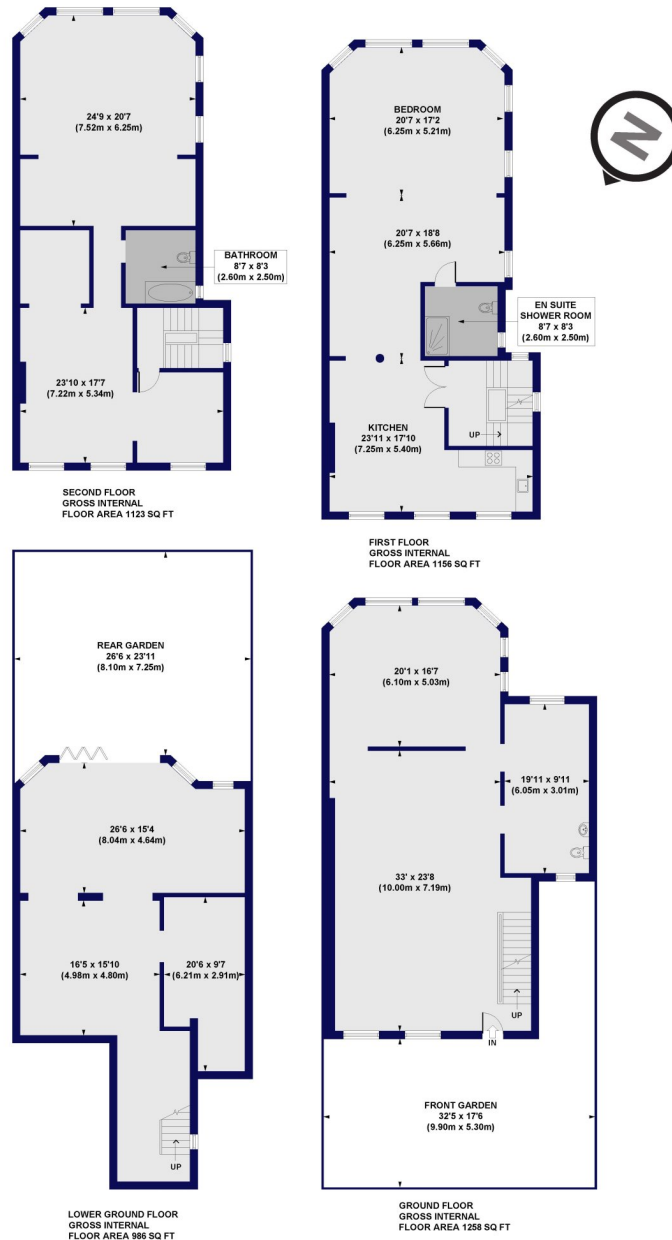
A rare chance to acquire a building with significant development potential in one of East London's most exciting neighbourhoods.

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**Lower Clapton Road, E5**  
**Approx. Gross Internal Floor Area 4523 sq. ft / 420.17 sq. m**



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.



<https://www.winkworth.co.uk/sale/property/HAC260097>

**Tenure:** Freehold

**Council Tax Band:** F

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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