



WEALD SQUARE, UPPER CLAPTON ROAD, LONDON, E5
£335,000 LEASEHOLD

ONE BEDROOM APARTMENT IN THE HEART OF CLAPTON.

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

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winkworth.co.uk



DESCRIPTION:

Winkworth's present a rare to the market, chain-free, one bedroom apartment boasting stylish design throughout.

Arranged on the first floor of this low-rise purpose-built block, with lift and electronic security door access and enjoying a bright tasteful interior. Comprising of a solid beech bespoke fitted kitchen with Italian marble floor, double Rangemaster gas and electric fan ovens and butlers sink; luxury shower suite with Welsh slate flooring and plenty of storage. The home has been tastefully decorated and has been well maintained by the current owner.

It's prime location in Zone 2 adds to the appeal, being within a short walk of the ever popular Stoke Newington Church Street, renowned for its vibrant atmosphere, boutique shops, and diverse eateries. Local shops including a Tesco Metro, chemist and 24-hour delicatessen on your doorstep.

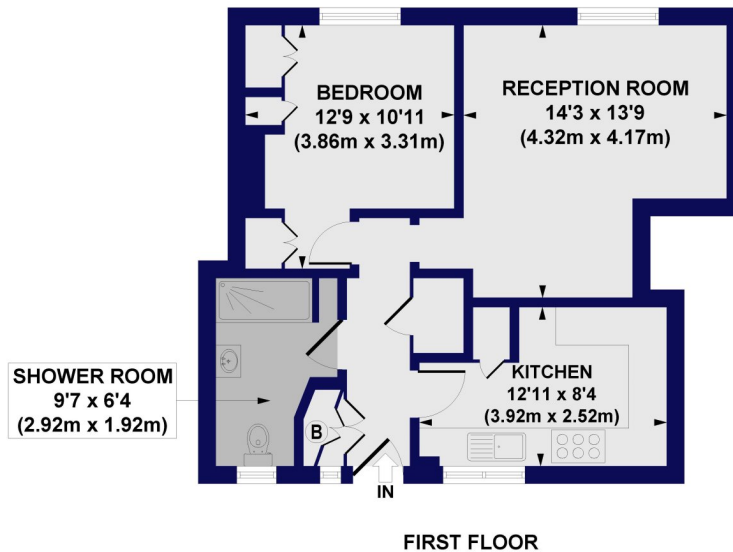
Transportation is close by with Clapton Overground Station only a short walk, connecting you swiftly to the City and beyond via Liverpool Street. For nature enthusiasts, the vast leafy green spaces of the River Lea and Springfield Park are close by offering a peaceful haven amidst the urban landscape. Don't miss this opportunity to make this charming property your new home. Experience the best of city living and tranquil retreats, all in one exquisite package.

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Weald Square, Upper Clapton Road, E5
Approx. Gross Internal Floor Area 536 sq. ft / 49.77 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-95) 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			
England, Scotland & Wales			
EU Directive 2002/91/EC			

<https://www.winkworth.co.uk/sale/property/HAC240344>

Tenure: Leasehold

Term: 102 year and 0 months (Subject to change)

Service Charge: £1301.64 per annum (approx.)

Ground Rent: £ 9 Annually (Subject to review)

Council Tax Band: B

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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