



CLAPTON SQUARE, LONDON, E5
'OFFERS IN EXCESS OF' £525,000 SHARE OF FREEHOLD

TWO-BEDROOM UPPER FLOOR APARTMENT IN A GRAND PERIOD CONVERSION ON CLAPTON SQUARE

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

Winkworth

winkworth.co.uk

See things differently



DESCRIPTION:

Set within an imposing Grade II Listed Conversion on the prestigious Clapton Square, this two double bedroom apartment occupies the upper floor and boasts far-reaching views and an abundance of natural light throughout.

The reception room is perfect for both entertaining and relaxing — with ample space for a dining area and large windows allowing for plenty of light. A separate, fully fitted kitchen offers a practical space for cooking, while two generous double bedrooms and a shower room complete the layout.

The location is truly exceptional. Moments from the thriving heart of Lower Clapton, residents are spoilt for choice with a wide array of independent cafes, restaurants, and boutique shops. Excellent transport links via Hackney Central and Hackney Downs Overground stations, along with well-connected local bus routes, ensure easy travel throughout the City and beyond.

This popular address is surrounded by some of East London's finest green spaces — including Hackney

Winkworth



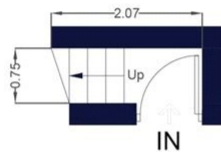
Winkworth



Second Floor

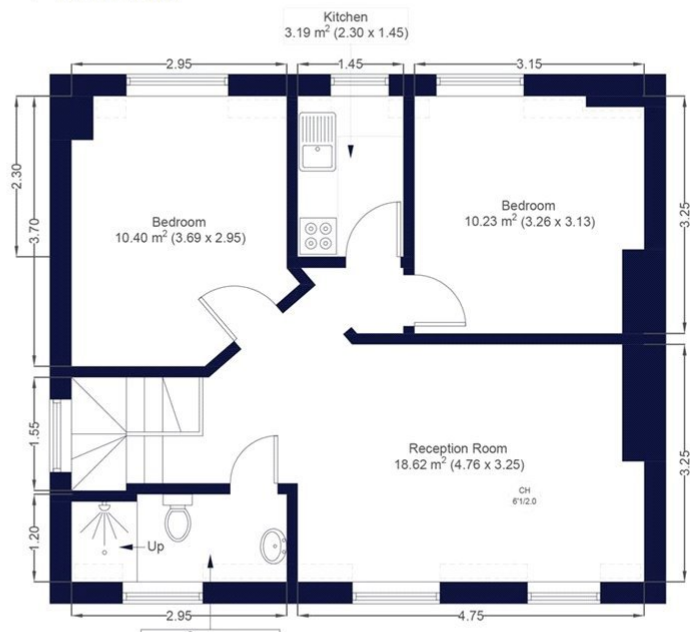
Third Floor

= Reduced headroom below 1.5m / 5'0"



Brought to you by:

Winkworth



This plan is for layout guidance only and is not to scale unless stated. All dimensions, including windows, doors, fittings, and the total area, are approximate measurements. Produced by a Winkworth Certified Property Measurer

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			
(92-100) A			
(81-91) B			
(69-80) C		69	70
(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/HAC240372>

Tenure: Share of Freehold

Term: 0 year and 0 months

Service Charge: £1200 per annum

Ground Rent: £ 0 Annually (subject to increase)

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.

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

Winkworth

[winkworth.co.uk](https://www.winkworth.co.uk)

See things differently

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.