



MOUNT PLEASANT LANE, LONDON, E5
OFFERS IN EXCESS OF £460,000 LEASEHOLD

CHARMING ONE-BEDROOM PERIOD GARDEN FLAT IN UPPER CLAPTON.

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DESCRIPTION:

Located on the sought-after Mount Pleasant Lane, this beautifully presented one-bedroom period garden flat offers just under 700 sq ft of well-proportioned living space and is offered to the market chain free.

The accommodation boasts a spacious reception room with an attractive bay window, a wide hallway provides ample scope for additional storage solutions, while the modern kitchen features double doors that open directly onto a substantial private garden—perfect for entertaining or relaxing outdoors. The double bedroom also enjoys direct access to the garden, and a well-appointed bathroom suite completes the layout.

Situated in the vibrant heart of Upper Clapton, this home benefits from excellent local amenities and superb transport links via Clapton and Rectory Road Overground stations. You're also moments from the green spaces of Millfields Park, Springfield Park, and Hackney Marshes, along with a fantastic selection of independent shops, cafes, and restaurants.

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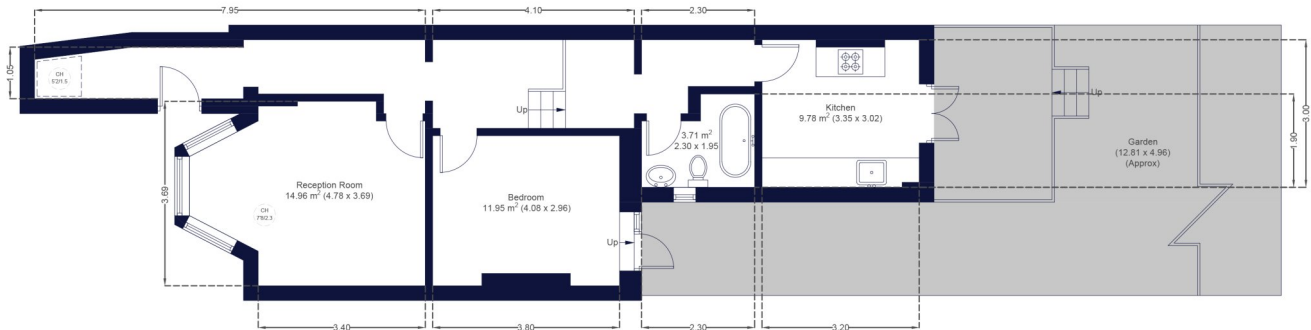


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▼ Lower Ground Floor

= Reduced headroom below 1.5m / 5'0"



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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



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



<https://www.winkworth.co.uk/sale/property/HAC250252>

Tenure: Leasehold**Term:** 145 year and 0 months**Service Charge:** £1800 per annum**Ground Rent:** £ 302.26 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.

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