



LOWER CLAPTON ROAD, LONDON, E5  
£650,000 SHARE OF FREEHOLD

## A GRADE 2 LISTED TWO BEDROOM SPLIT LEVEL CONVERTED FLAT WITH A PRIVATE GARDEN JUST MOMENTS FROM CLAPTON

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## DESCRIPTION:

This charming ground and lower ground floor split-level period conversion garden flat, is nestled on the renowned Lower Clapton Road just steps away from Clapton Pond. This beautiful home offers approximately 835 square feet of well-appointed living space, combining modern comforts with classic period features. Upon entering the ground floor, you are greeted by a spacious reception room bathed in natural light, benefitting from sash windows and a feature fireplace. The adjacent kitchen is thoughtfully designed, boasting sleek countertops, ample storage space, and high-quality appliances. The ground floor also benefits from a convenient guest toilet. One of the standout features of this property is its direct access to a rear private garden, offering a serene outdoor retreat where you can unwind and entertain guests. The garden presents a wonderful opportunity for gardening enthusiasts to create their own oasis, surrounded by lush greenery. Descending to the lower ground floor, you will find two generously sized bedrooms. These rooms are bathed in natural light and provide a tranquil ambiance for rest and relaxation. The adjacent bathroom offers a contemporary design and is equipped with modern fixtures and fittings, providing a stylish and functional space for your daily self-care routines.

Situated on Lower Clapton Road, this property benefits from being in a vibrant and sought-after area. The local neighbourhood offers a wealth of amenities, including trendy cafes, restaurants, and independent shops, catering to a diverse range of tastes and preferences. Clapton Pond, just moments away, provides a picturesque spot for leisurely walks, picnics, or enjoying the surrounding nature. Transport links are excellent, with numerous options within easy reach. Clapton Overground Station is conveniently located nearby, offering swift connections to various parts of London. Additionally, there are several bus routes that run along Lower Clapton Road, providing convenient access to neighbouring areas.

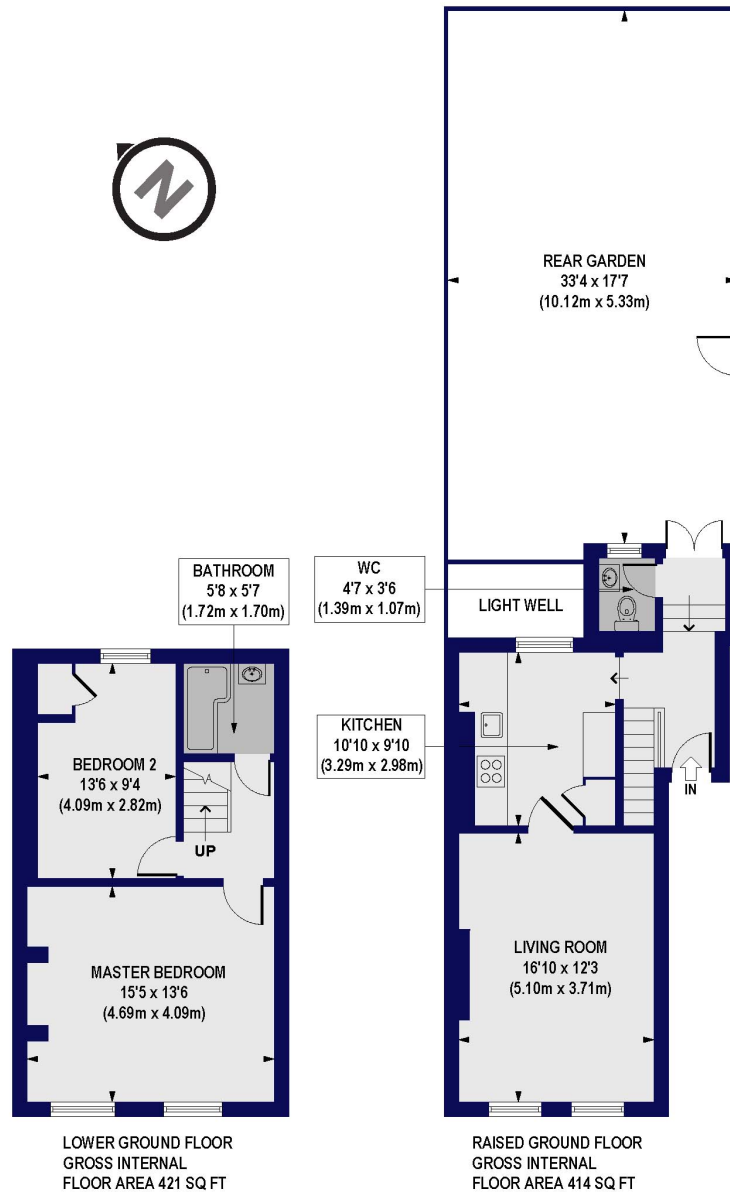
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Lower Clapton Road, E5  
 Approx. Gross Internal Floor Area 835 sq. ft / 77.53 sq. m



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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.

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See things differently

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