



CLAPTON TERRACE, LONDON, E5
£450,000 SHARE OF FREEHOLD

STUNNING TWO BEDROOM GEORGIAN
CONVERSION OVERLOOKING CLAPTON
COMMON.

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

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DESCRIPTION:

This beautifully proportioned two-bedroom Georgian conversion is offered to the market chain free with a Share of the Freehold and enjoys a prime position overlooking Clapton Common.

The flat offers two generous bedrooms, a welcoming open plan kitchen and reception area with a recently refurbished kitchen, the open plan element creates a perfect space for entertaining or relaxing, and the large windows allow for plenty of light throughout the property. A full bathroom suite is situated off the main hallway, serving both bedrooms and completes the layout.

Perfectly located for independent shops, café's and restaurants of Clapton, Hackney and Stoke Newington, with excellent transport links and many local parks within walking distance, this is a rare opportunity to acquire a charming period home in a sought-after location.

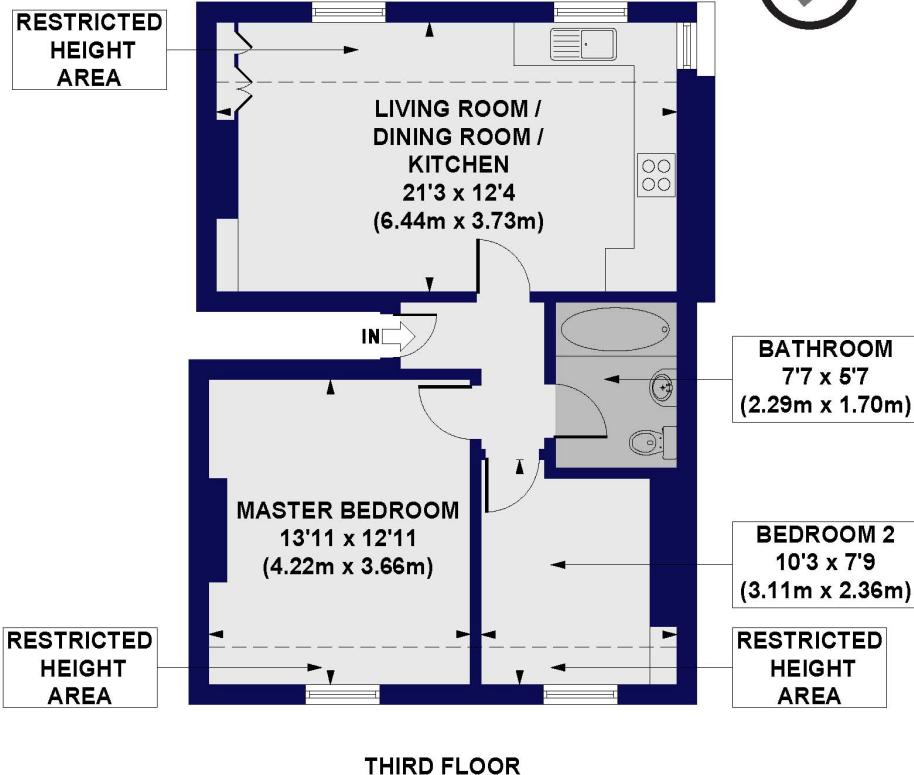
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Clapton Terrace, E5

Approx. Gross Internal Floor Area 607 sq. ft / 56.38 sq. m (Including Restricted Height Area)

Approx. Gross Internal Floor Area 513 sq. ft / 47.63 sq. m (Excluding Restricted Height Area)



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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D		
39-54	E	47 E	
21-38	F		
1-20	G		



<https://www.winkworth.co.uk/sale/property/HAC250399>

Tenure: Share of Freehold

Term: 959 year and 0 months

Service Charge: £0 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.

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