



CLAPTON SQUARE, LONDON, E5
£650,000 LEASEHOLD

STYLISH 2-BED, 2-BATH RENOVATED NEO-GEORGIAN FLAT IN CLAPTON SQUARE

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DESCRIPTION:

Set within an attractive Neo-Georgian building on one of East London's most sought-after garden squares, this beautifully renovated two-bedroom, two-bathroom flat offers a refined blend of classic character, contemporary design and a private gated parking space to the rear. With original sash windows and thoughtful finishes throughout, the property has been meticulously updated to suit modern living while retaining its historic charm.

At the heart of the home is a bright, open-plan living and dining area, featuring a bespoke kitchen with integrated appliances, sleek cabinetry, and considered detailing—perfect for both entertaining and everyday comfort. The principal bedroom benefits from a stylish en-suite shower room, while a second bedroom and full bathroom provide excellent flexibility for guests, sharers, or a home office setup.

Clapton Square offers a rare sense of calm and community, surrounded by beautiful architecture and mature trees—yet moments from the vibrant energy of Hackney central. Just a short stroll away, you'll find independent cafes, delis, and local favourites like The Chesham Arms—a much-loved pub tucked away on a quiet residential street. Green spaces abound, with Hackney Downs and London Fields close by, plus easy access to the canal paths and the bustle of Broadway Market.

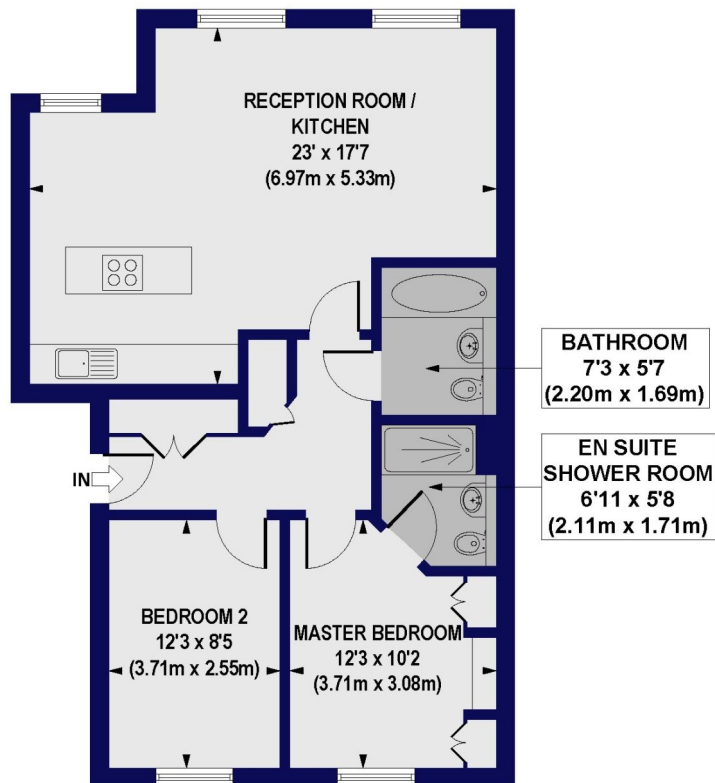
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Approx. Gross Internal Floor Area 732 sq. ft / 67.99 sq. m



SECOND FLOOR

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	81 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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