



UPPER CLAPTON ROAD, LONDON, E5
£625,000 LEASEHOLD

STUNNING THREE-BEDROOM MODERN APARTMENT IN A PRIME CLAPTON LOCATION

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DESCRIPTION:

Set within a stylish modern brick-built development, this impressive three-bedroom apartment offers over 900 sq ft of beautifully designed living space and is presented in excellent condition throughout.

The internal layout features a welcoming entrance hallway with multiple storage areas, leading to a bright and spacious open-plan kitchen, dining, and reception area—ideal for entertaining and relaxation. Floor-to-ceiling doors open onto two private terraces, both with ample space for outdoor furniture.

Accommodation includes two well-proportioned double bedrooms and a generous principal bedroom with a Juliet balcony, all offering treetop views. A large, modern bathroom suite completes the apartment.

Located a short distance from the vibrant Chatsworth Road—with its popular Sunday market, independent shops, cafés, and restaurants—the apartment is also surrounded by some of East London's best green spaces, including Millfields Park, Hackney Downs, and Lee Valley.

Transport links are excellent, with Clapton Overground Station directly opposite, offering fast connections to the City and West End. Rectory Road Station and numerous well-connected bus routes are also nearby, ensuring easy access across London.

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Approximate Gross Internal Area = 84.53 m² / 909.88 ft²



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Score	Energy rating	Current	Potential
92+	A		
81-91	B	86 B	86 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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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