



UPPER CLAPTON ROAD, HACKNEY, LONDON, E5
£250,000 LEASEHOLD

STUNNING TOP FLOOR ONE BED WITH INCREDIBLE VIEWS

TOP FLOOR | GREAT VIEWS | CONVERTED PUB | MODERN | WOODEN FLOORING | GREAT LOCATION

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DESCRIPTION:

This fantastic TOP FLOOR one-bedroom property is within a converted pub and has been REFURBISHED to MODERN SPECIFICATIONS with wooden flooring throughout.

When you enter the apartment you are met with stunning views over the surrounding rooftops, all the way out to Canary Wharf, through the living room windows. Off the living room you have your substantial bedroom with plenty of space for lots of storage and on the other end of the flat, your fully fitted modern kitchen and bathroom.

A short walk from lots of shops and cafes on Lower and Upper Clapton Road, and the popular Crooked Billet pub. Chatsworth Road Market is also nearby with Hackney Central just down the road where there is a large five screen Picturehouse Cinema, highly regarded Hackney Empire theatre, and live music venues Oslo House and the Moth Club. The apartment is in very close proximity to the very popular gym 'Blok', and minutes from Clapton Station, which will take you to Liverpool Street Station in ten minutes.

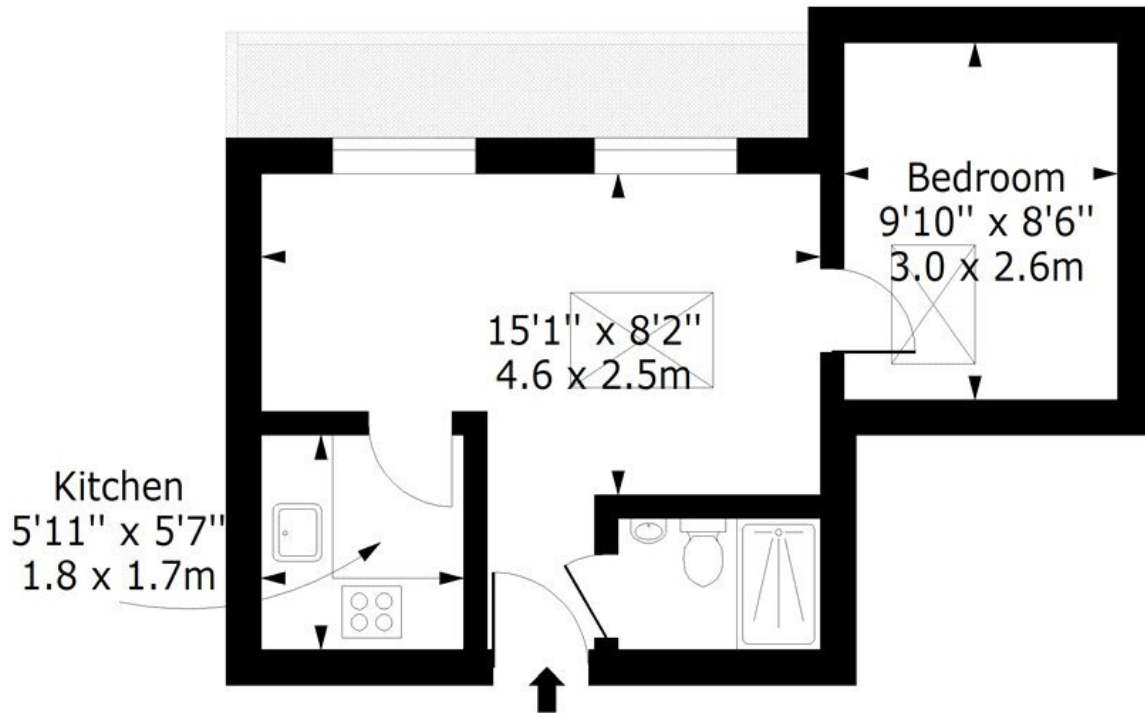
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Upper Clapton Road, E5

Approx. Gross Internal Area 281 Sq Ft - 26.10 Sq M



Fourth Floor

Floor Area 281 Sq Ft - 26.10 Sq M

For Illustration Purposes Only - Not To Scale

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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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	60	70
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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