



CLARENCE PLACE, LONDON, E5
£825,000 SHARE OF FREEHOLD

AN EXCEPTIONAL TWO DOUBLE BEDROOM WAREHOUSE
CONVERSION IN THE HEART OF CLAPTON & A SHORT
WALK TO HACKNEY CENTRAL STATION

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DESCRIPTION:

This exceptional and rarely available two double bedroom ground floor warehouse conversion on Clarence Place, E5, boasting approximately 1037 sq ft of contemporary living space. As you step inside, you're greeted by two generously proportioned double bedrooms to the left, a sleek three-piece family bathroom adds convenience and style to the living space. The heart of this residence unfolds into an impressively spacious open plan layout, featuring an expansive fully fitted kitchen with integrated appliances, a versatile reception area, and a designated dining space. The aesthetic appeal is heightened by almost floor-to-ceiling windows, which flood the interior with natural light, creating an inviting and airy ambiance. The extra-high ceilings, reaching approximately 10 ft, contribute to the overall grandeur of the flat, providing a sense of space and sophistication.

Situated in the vibrant locale of Clarence Place, E5, this property is surrounded by an array of local amenities, ensuring a convenient and enjoyable lifestyle. The neighbourhood offers a diverse range of dining options, trendy cafes, and boutique shops, making it an ideal setting for those seeking a dynamic urban experience. For outdoor enthusiasts, nearby parks provide tranquil spaces for relaxation and recreation.

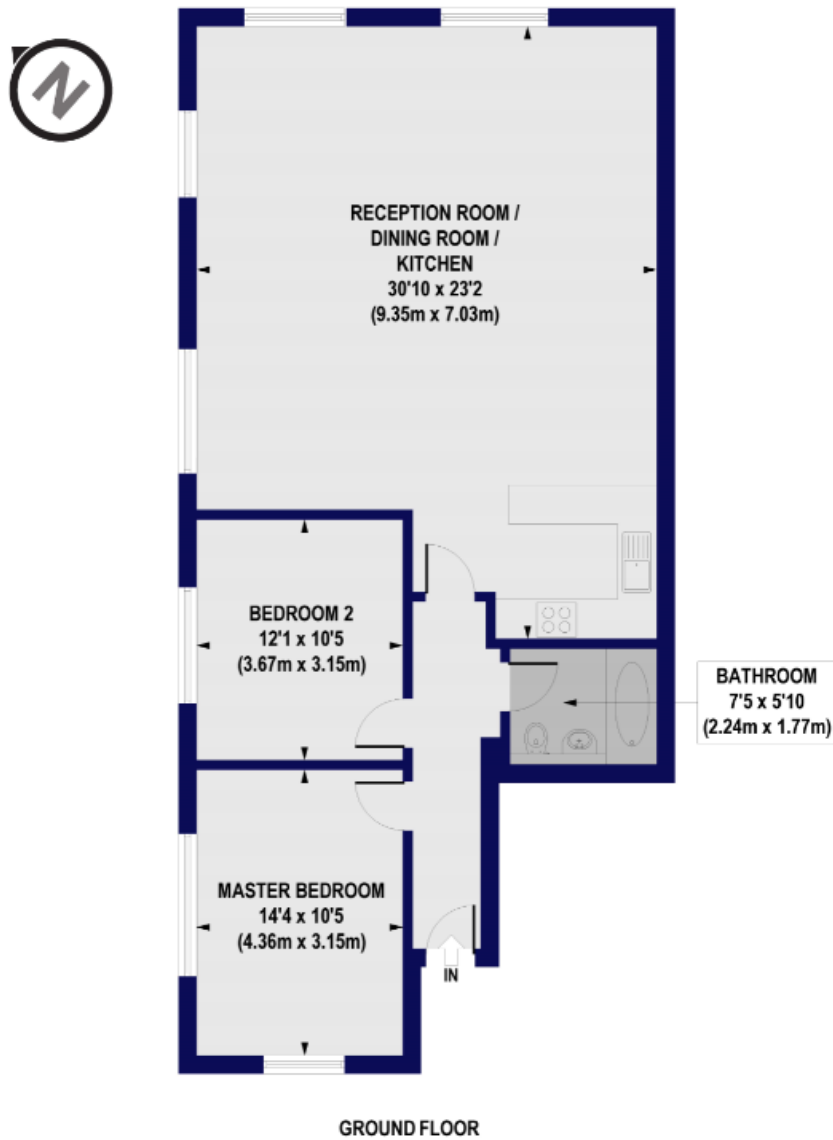
Transportation links are easily accessible, with several bus routes and the local train station in close proximity, facilitating seamless connectivity to the wider city and beyond. Whether you're commuting for work or exploring the cultural richness of London, this well-connected location ensures that you are always well-connected and ready to embrace the best of city living.

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Clarence Place, E5
 Approx. Gross Internal Floor Area 1037 sq. ft / 96.38 sq. m



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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92)	A		
(81-91)	B		
(69-80)	C		76
(55-68)	D	60	
(39-54)	E		
(21-58)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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