



CLAPTON SQUARE, LONDON, E5
£650,000 LEASEHOLD

A STUNNING 2 BEDROOM 2 BATHROOM APARTMENT OVERLOOKING CLAPTON SQUARE

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

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DESCRIPTION:

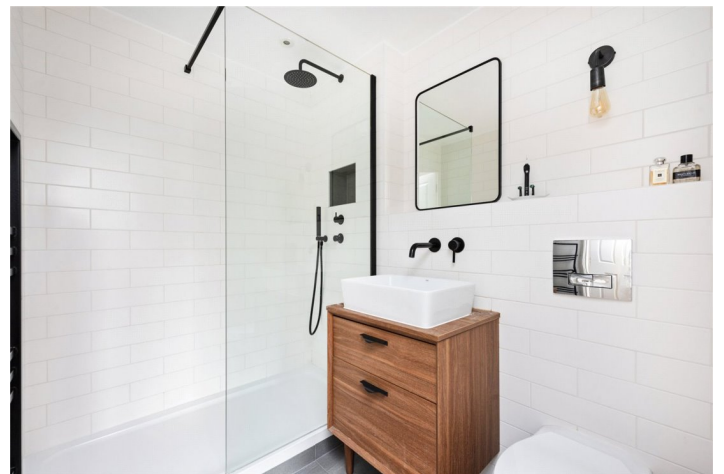
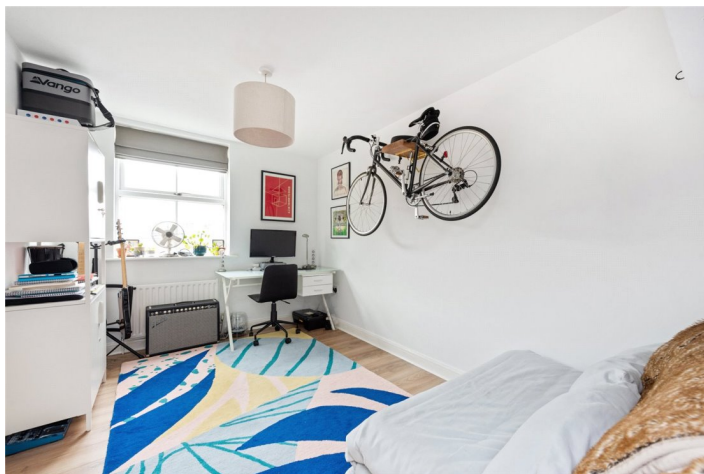
Set within an attractive Neo-Georgian building on one of Hackney's most sought-after squares, is this beautifully renovated two-bedroom, two-bathroom apartment. Offering contemporary design with the convenience of a private gated parking space to the rear, sash windows and thoughtful finishes throughout, the property has been refurbished to a very high standard.

The internal space comprises of a bright, open-plan living and dining area, featuring a contemporary bespoke kitchen with integrated appliances, sleek cabinetry, and considered detailing. The principal bedroom benefits from a stylish en-suite shower room, while a second bedroom is currently utilised as an office space. A further modernised full bathroom suite, and a large internal utility and storage cupboard, complete the layout.

Clapton Square offers a sense of calm and community, surrounded by beautiful architecture and mature trees—yet moments from the vibrant energy of Hackney central. Nearby you'll find independent cafes, delis. Green spaces abound, with Hackney Downs and London Fields close by, plus easy access to the canal paths and the bustle of Broadway Market.

Transport links are excellent, with Hackney Central, Hackney Downs, and Clapton Overground stations all nearby, offering easy connections to the City, West End, and beyond.

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Clapton Square, E5
Approx. Gross Internal Floor Area 725 sq. ft / 67.31 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.

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

<https://www.winkworth.co.uk/sale/property/HAC230368>

Tenure: Leasehold

Term: 104 year and 10 months

Service Charge: £3000 per annum

Ground Rent: £ 250 Annually (subject to increase)

Council Tax Band: D

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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