



CLAPTON SQUARE, LONDON, E5
'OFFERS IN EXCESS OF' £625,000 LEASEHOLD

TWO BEDROOM TWO BATHROOM NEO-GEORGIAN APARTMENT OVERLOOKING CLAPTON SQUARE

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

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DESCRIPTION:

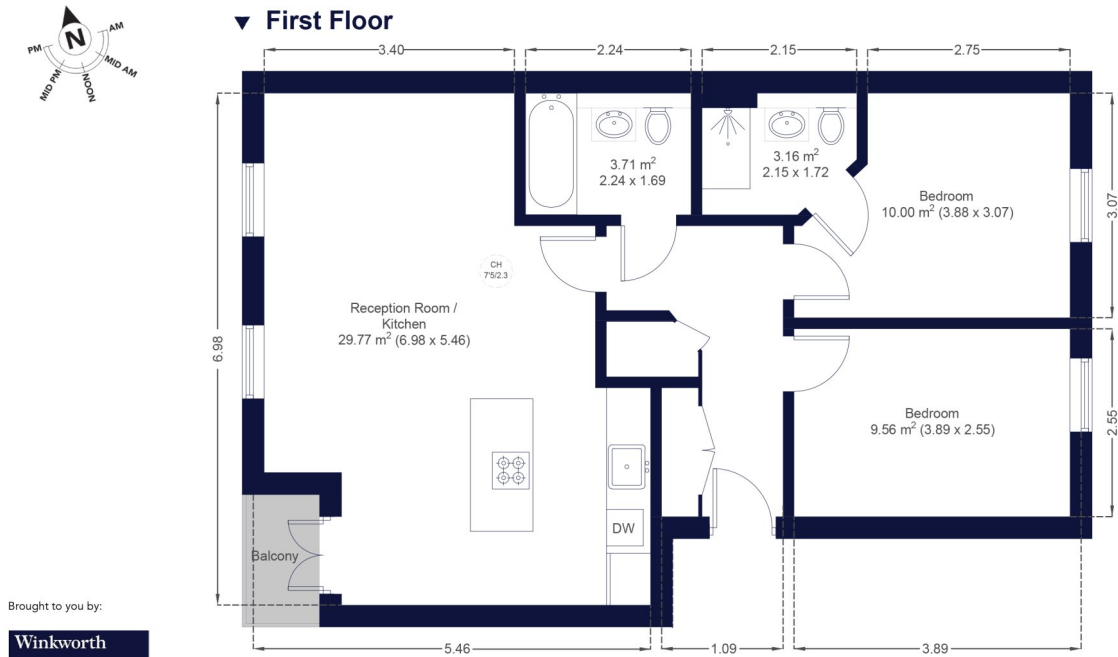
A beautiful, modern two-bedroom two-bathroom Neo-Georgian Apartment overlooking Clapton Square. The property benefits from contemporary decor & well-proportioned accommodation; comprising two double bedrooms one of which has an ensuite shower room and built in storage, a family bathroom suite, a bright and spacious south-west facing reception flooded with natural light due to the amazing floor to ceiling windows, a beautiful open-plan and tastefully modernised island kitchen and a private balcony with views across the square.

The development offers a secure entry phone system and tranquility from the hustle and bustle, with this section of Clapton Square being closed off to any through traffic. Transport links are excellent via the overground links at Hackney Central and Hackney Downs, providing easy access to the City and the West End. Many favoured Parks are nearby including Hackney Downs, London Fields and Hackney Marshes, as well as a diverse mix of restaurants and independent shops.

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This plan is for layout guidance only and is not to scale unless stated. All dimensions, including windows, doors, fittings, and the total area, are approximate measurements. Produced by a



Certified
Property
Measurer

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



<https://www.winkworth.co.uk/sale/property/HAC250276>

Tenure: Leasehold

Term: 102 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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