



HALIDON CLOSE, LONDON, E9  
£650,000 LEASEHOLD

BEAUTIFULLY PRESENTED THREE BEDROOM,  
TWO BATHROOM HOME WITH GARDEN,  
BALCONY AND PARKING IN HALIDON CLOSE,

Hackney | 020 8986 4216 | [hackney@winkworth.co.uk](mailto:hackney@winkworth.co.uk)

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## DESCRIPTION:

Located on a quiet residential cul-de-sac in the heart of Clapton, this immaculate three double bedroom, two-bathroom home is arranged over three floors, offering versatile and well-proportioned accommodation. With a private front garden, first floor balcony and residents' permit parking, this property is ideal for families or professional sharers and is presented in excellent condition throughout.

The ground floor comprises a modern, fully fitted kitchen with ample worktop space and storage, providing a practical space for everyday cooking and family meals.

On the first floor, a bright and spacious reception room opens onto a private balcony, creating a lovely spot to relax or entertain. This floor also features one of the three genuine double bedrooms and the first stylish bathroom.

The top floor houses two further well-sized double bedrooms along with a second modern bathroom. All bedrooms benefit from natural light and good storage.

Outside, the property enjoys a well-maintained private front garden that offers space for outdoor seating or planting. Residents' permit parking is available directly outside, with additional visitor and private parking options nearby.

Halidon Close is ideally positioned close to the independent shops, cafés and restaurants of Lower Clapton Road and Lea Bridge Road. Green spaces including Hackney Downs, Millfields Park and the River Lea are all within walking distance.

Families will appreciate proximity to well-regarded schools such as The Olive School and The City Academy. Transport links are excellent, with Clapton Overground Station just a short walk away offering direct trains to Liverpool Street. Hackney Downs and Hackney Central stations are also nearby, alongside frequent bus routes connecting across London.

This is a rare opportunity to acquire a spacious and well-maintained home in one of East London's most desirable neighbourhoods. With three genuine double bedrooms, two bathrooms, a garden, balcony and excellent local amenities, this property is not to be missed.

Viewings are highly recommended.

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# Halidon Close, E9

GROSS INTERNAL AREA

86.49 sqm / 930.97 sqft



GROSS INTERNAL AREA (GIA)  
The footprint of the property  
86.49 sqm / 930.97 sqft

NET INTERNAL AREA (NIA)  
Excludes walls and external features  
Includes washrooms, restricted head height  
76.34 sqm / 821.72 sqft

EXTERNAL STRUCTURAL FEATURES  
Balconies, terraces, verandas etc.  
8.21 sqm / 88.37 sqft

RESTRICTED HEAD HEIGHT  
Limited use area under 1.5 m  
1.18 sqm / 12.70 sqft



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 3B RESIDENTIAL 88.22 sqm / 949.59 sqft  
IPMS 3C RESIDENTIAL 85.52 sqm / 920.53 sqft

SPEC ID: 5ed784364b50000a1e550481

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		87 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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