



WEALD SQUARE, UPPER CLAPTON ROAD, LONDON, E5  
OIEO £325,000 LEASEHOLD

**FANTASTIC ONE BEDROOM APARTMENT IN  
THE HEART OF CLAPTON.**

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

**Winkworth**

*[winkworth.co.uk](http://winkworth.co.uk)*

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## DESCRIPTION:

Winkworth's present to the market, a chain-free, one bedroom apartment in the heart of Clapton. Arranged on the fourth floor of this low-rise purpose-built block, with lift and electronic security door access and enjoying a bright interior. Comprising of a sizeable kitchen, large reception area with plenty of space for a dining table, a well-proportioned double bedroom and a full bathroom suite with shower over the bath.

The property enjoys a prime location in Zone 2, being within a short walk of the ever popular Stoke Newington Church Street, renowned for its vibrant atmosphere, boutique shops, and diverse eateries. Local shops including a Tesco Metro, chemist and 24-hour delicatessen, all 2 minutes away.

Transportation is close by with Clapton Overground Station, connecting you swiftly to the City and beyond via Liverpool Street. For nature enthusiasts, the leafy spaces of the Lee Valley Park and Springfield Park are close by offering a peaceful haven amidst the urban landscape.

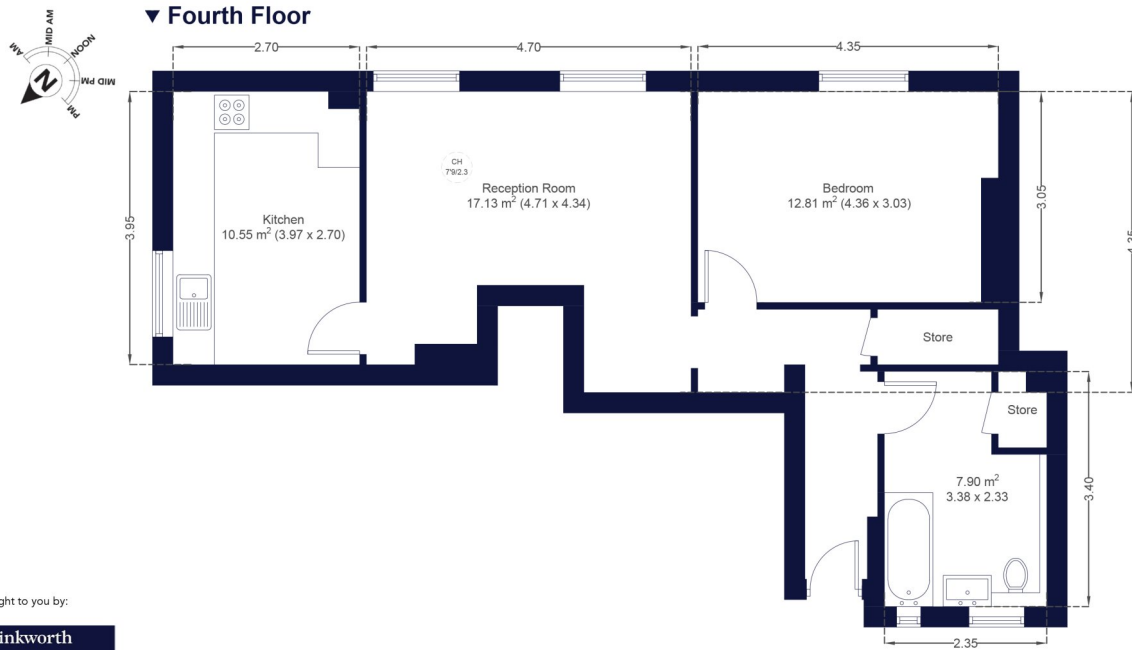
The annual service charge also includes Hot Water and Heating.

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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		
69-80	C		78 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		


<https://www.winkworth.co.uk/sale/property/HAC240082>
**Tenure:** Leasehold**Term:** 103 year and 9 months**Service Charge:** £1956 per annum**Ground Rent:** £ 0 Annually (subject to increase)**Council Tax Band:** B

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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