



**CLAPTON SQUARE, LONDON, E5
OFFERS IN EXCESS OF £650,000 SHARE OF FREEHOLD**

A BEAUTIFUL TWO BEDROOM PERIOD CONVERSION OVER LOOKING CLAPTON SQUARE

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DESCRIPTION:

A rare opportunity to acquire this elegant two-bedroom first floor flat which forms part of an imposing Georgian Grade II listed period property (circa 1816). The property is in a very desirable conservation area, directly overlooking the mature trees and historic stone ornamentation that defines the square below. To the rear, there are views over a well maintained peaceful communal garden and mature trees

Bathed in an abundance of natural light, this beautiful and well-maintained home retains a wealth of grand classic features, exceptional ceiling heights, huge arched sash windows with original working shutters, original wooden floor boards, magnificent fireplaces, along with built in cupboards and hanging space. The internal accommodation extends to 750 sq. ft., configured over one level, and comprises of a large reception room with a stunning curved west-facing aspect, a well fitted eat-in kitchen, a delightful bathroom, a guest W C, and two attractive double bedrooms with views through the treetops of Clapton Square.

This imposing five storey property is enviably situated, being only minutes from the vibrant shops, bars, restaurants and cafes of the Narrow Way, Homerton High Street, Lower Clapton Road and Mare Street. There are weekly food markets on nearby Chatsworth Road, and at Bohemia Place. Hackney Picture House, London Fields Lido and Broadway Market are also located nearby. For green open spaces, Hackney Downs is within close proximity, as is London Fields, with Victoria Park being just 15 minutes by foot. There are a host of transport links very close by, providing swift access centrally and beyond. The property has recently been completely refurbished externally and is offered chain free.

Residents can apply for an on-line parking permit
and/or a bike space in the hanger just adjacent to the property

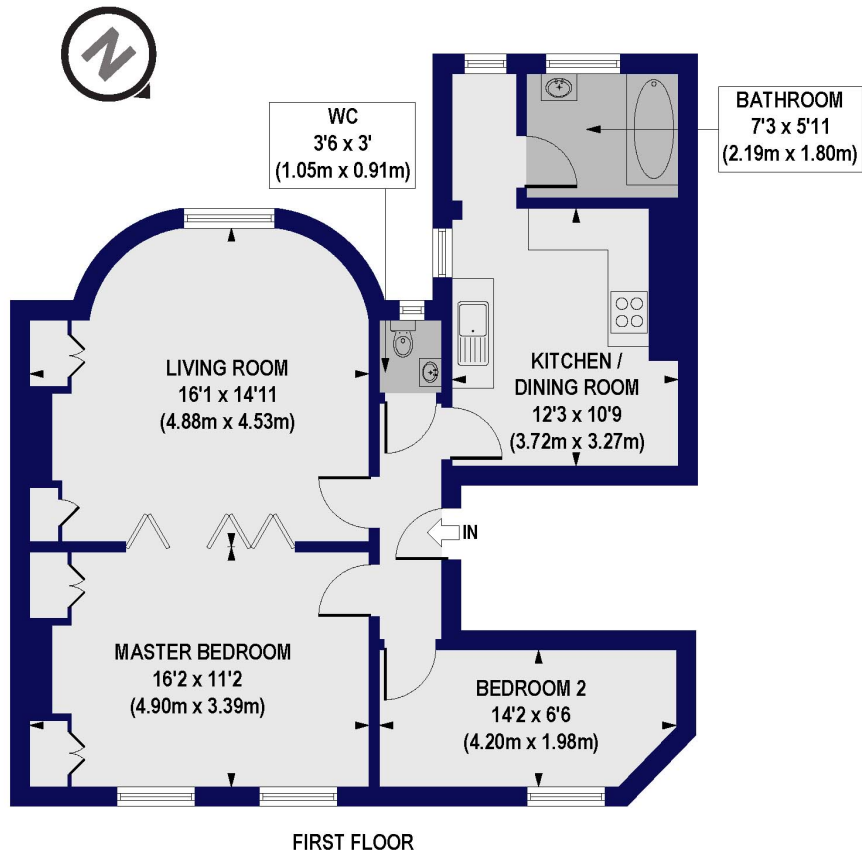
*'I have loved living in such a beautiful space which although so close to everything always retains a sense of calm
There really is nowhere like it'!*

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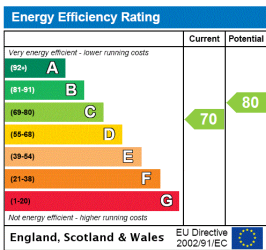
Clapton Square, E5
Approx. Gross Internal Floor Area 750 sq. ft / 69.72 sq. m



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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.



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