



CLAPTON SQUARE, LONDON, E5  
**£699,950 SHARE OF FREEHOLD**

## A STUNNING FIRST FLOOR GEORGIAN CONVERSION OVERLOOKING CLAPTON SQUARE.

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## DESCRIPTION:

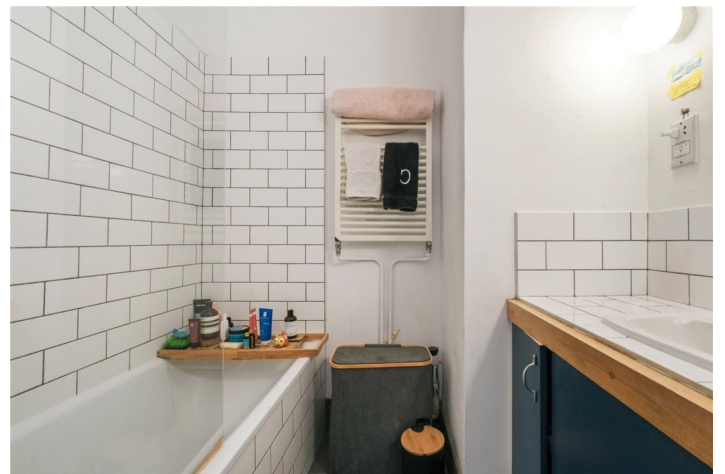
Offered to the market chain free, this beautifully maintained first floor Georgian conversion has a Share of Freehold and is set on the highly desirable and historic Clapton Square.

Boasting 798 sq ft of well-proportioned living space, the property is presented in good condition throughout and benefits from an abundance of natural light. The layout comprises an entrance hallway, a generous reception room featuring a grand fireplace, large sash windows, and original shutters, along with a separate kitchen/diner ideal for everyday living and entertaining friends.

Accommodation includes a spacious principal double bedroom, a versatile second bedroom – perfect as a guest room, nursery or home office – a modern bathroom, and a separate W.C.

Further benefits include access to a well-tended, mature communal garden and picturesque views over Clapton Square. The property is ideally positioned in proximity to favoured parks, including Hackney Downs and London Fields, with excellent transport connections from Hackney Central and Hackney Downs Overground stations, as well as numerous local bus routes. A variety of cafes, shops, and amenities can be found nearby on Lower Clapton Road and Mare Street.

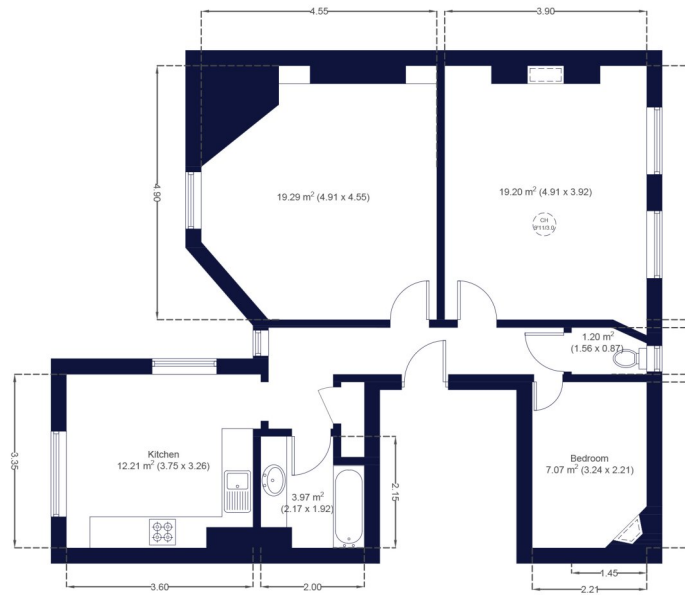
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## ▼ First Floor

= Reduced headroom below 1.5m / 5'0"



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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	71 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		


<https://www.winkworth.co.uk/sale/property/HAC240229>
**Tenure:** Share of Freehold**Term:** 973 year and 11 months**Service Charge:** £400 per annum**Ground Rent:** £ 0 Annually (subject to increase)**Council Tax Band:** C

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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