



CLAPTON SQUARE, LONDON, E5
£425,000 SHARE OF FREEHOLD

AN EXCEPTIONAL GRADE II LISTED ONE BEDROOM PERIOD CONVERSION ON CLAPTON SQUARE JUST A SHORT WALK TO

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DESCRIPTION:

Nestled in the heart of one of Hackney's most popular neighbourhoods, Clapton Square, this elegant one-bedroom flat offers a rare opportunity to reside in a Grade II listed period conversion. Steeped in history and character, this second-floor gem presents a harmonious blend of classic charm and modern convenience, overlooking the green and leafy square. Upon entering, you'll be greeted by an inviting open plan kitchen and living room. The space is illuminated by an abundance of natural light filtering through the sash windows, which have been thoughtfully fitted with secondary glazing to ensure a peaceful and tranquil atmosphere. The high ceilings only enhance the feeling of space and grandeur within the property. The kitchen, sleek and contemporary, boasts modern amenities and ample storage. Adjacent to the kitchen, you'll find a stylish three-piece shower room, impeccably maintained. The bedroom offers a peaceful retreat, complete with good storage options that maintain the aesthetic harmony of the room.

Clapton Square E5 is renowned as one of Hackney's most desirable spots, and for good reason. The local area exudes an authentic, village-like ambiance while still offering all the amenities of urban living. Stroll along the picturesque Clapton Square, lined with historic buildings and charming green spaces, or explore the vibrant streets filled with independent cafes, boutiques, and eateries. For those who appreciate greenery, Hackney Downs, Hackney Marshes and London Fields are within walking distance, providing excellent options for outdoor recreation. The neighbourhood is also home to a thriving arts and cultural scene, with galleries and live music venues just a stone's throw away. Transportation couldn't be more convenient. Hackney Downs and Hackney Central stations are a short walk away, connecting you effortlessly to Central London and beyond. Additionally, numerous bus routes serve the area, making it easy to explore the diverse neighbourhoods of Hackney and the wider city.

Vendors Comments

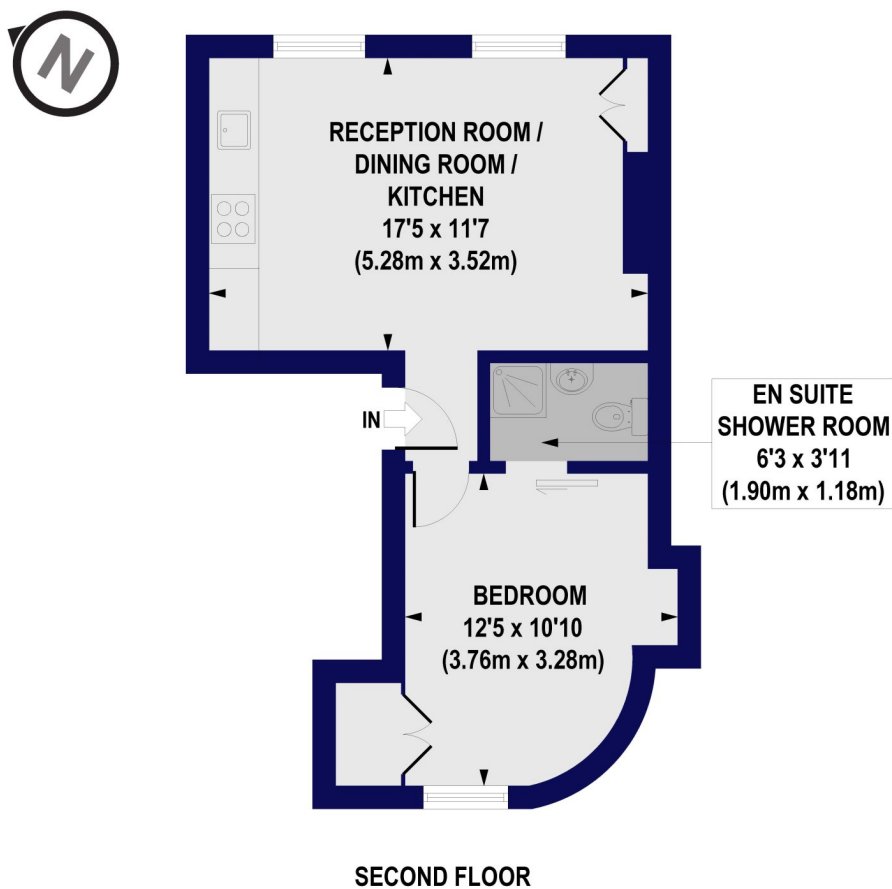
"I was first drawn to Clapton Square five years ago by its gorgeous Georgian architecture, wonderful light, green vista and commutability. Each evening it has proved an oasis of calm after a busy day, and at the weekends the perfect spot to explore Hackney. The square itself offers a green haven in which to relax, whilst the local area provides a wealth of independent shops and restaurants, as well as established names. For someone who loves the great outdoors, Hackney Marshes and Hackney Downs are both within easy walking distance too. It takes me less than twenty minutes door-to-door to get to work in the City, and local public transport offers easy access to Highbury & Islington, Victoria, Canary Wharf and Stratford. It will certainly be hard to leave, but I know that it will make a wonderful home or city pad for a future buyer."

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Clapton Square, E5
Approx. Gross Internal Floor Area 371 sq. ft / 34.46 sq. m



All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and do not constitute any warranty or representation by the seller, their agent or CP Creative. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of the information contained in these plans. This plan is for illustrative purposes only and should be used as such by any prospective purchasers.

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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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D		65	65
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales	EU Directive 2002/91/EC		

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