



CLAPTON SQUARE, LONDON, E5  
'OFFERS IN EXCESS OF' £650,000 LEASEHOLD

## A BRIGHT AND SPACIOUS TWO BEDROOM, TWO BATHROOM APARTMENT WITH A PRIVATE BALCONY ON CLAPTON SQUARE

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### **DESCRIPTION:**

A beautiful, modern two-bedroom two-bathroom apartment situated on a picturesque square in one of Hackney's sought after spots is this lovely mock Georgian dwelling, overlooking Clapton Square. The property has been refurbished to a beautiful spec with newly installed appliances and benefits from contemporary decor & well-proportioned accommodation; comprising two double bedrooms one of which has an ensuite shower room and built in storage, a family bathroom suite, a bright and spacious south-west facing reception flooded with natural light due to the amazing floor to ceiling windows, a beautiful open-plan and tastefully modernised island kitchen and private balcony.

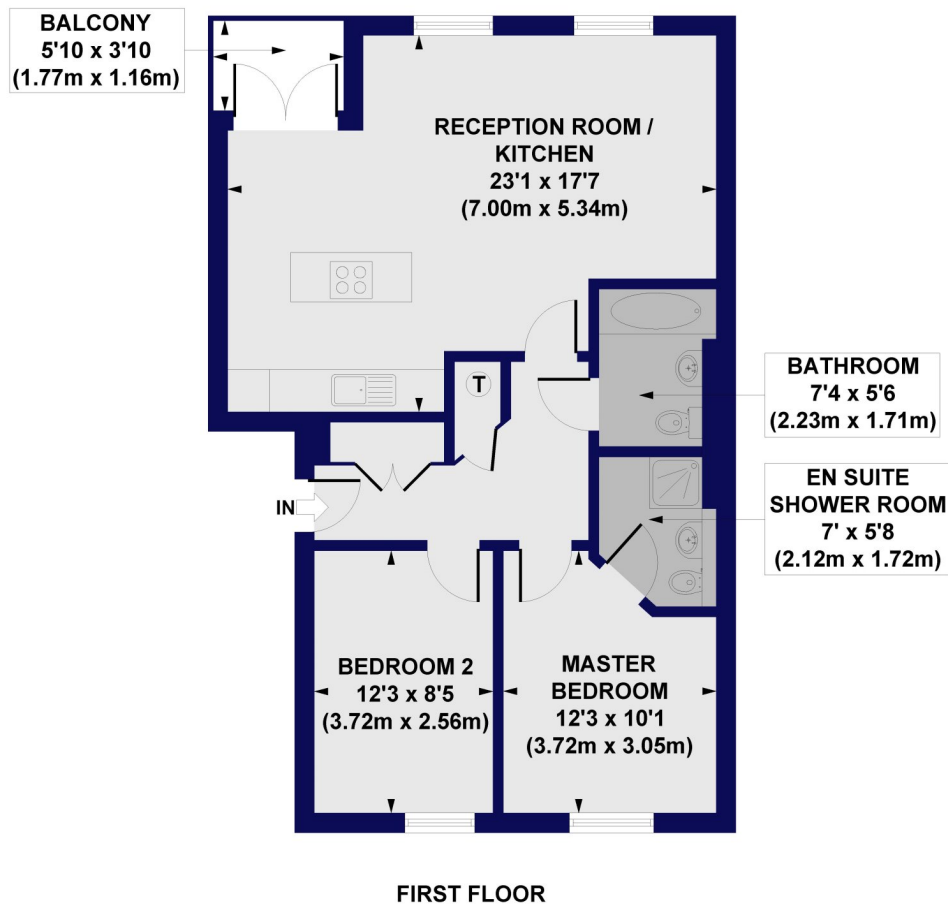
This beautifully appointed, imposing development offers a security entry phone system and the Square itself doesn't offer any 'cut-through' for traffic ensuring the tranquillity of the spot. Transport links into the City and West End are close at hand, as well as a host of shopping and social facilities.

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**Clapton Square, E5**  
 Approx. Gross Internal Floor Area 727 sq. ft / 67.55 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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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