



LOWER CLAPTON ROAD, LONDON, E5  
£700,000 SHARE OF FREEHOLD

## A GRADE II LISTED TWO BEDROOM SPLIT LEVEL CONVERTED FLAT JUST MOMENTS FROM CLAPTON POND

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

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## DESCRIPTION:

This charming split-level period conversion flat is nestled on the top floors of a Grade II listed Georgian building on the renowned Lower Clapton Road, directly overlooking Clapton Pond. This beautiful home offers over 900 square feet of well-appointed living space, combining modern comforts with classic period features.

Upon entering the property on the second floor, you are greeted by a spacious open-plan reception room/kitchen that occupies the entire floor. Bathed in natural light from dual-aspect sash windows, the adjacent kitchen is thoughtfully designed with ample storage and worktop space. The family bathroom is also located on this floor. Ascending to the top floor, you will find two generously sized bedrooms with ample storage space. These rooms are filled with natural light and provide a tranquil ambiance for rest and relaxation. From these top two floors, you enjoy the best views of Clapton Pond and its tranquil fountain, enhancing the charm of this home. Additionally, there are two huge loft spaces, providing extensive storage options.

Situated on Lower Clapton Road, this property benefits from being in a vibrant and sought-after area. The local neighbourhood offers a wealth of amenities, cafes, restaurants, and independent shops such as Palm 2 Deli and much-loved Casey's bakery just steps from the front door. Nearby attractions include Chatsworth Road with its vibrant Sunday market, the beautiful open spaces of Hackney Marshes, the River Lea, Millfields Park and Hackney Downs. A short bike or bus ride away are Hackney Wick and the Olympic site at Stratford with its world class sport facilities and the convenience of Westfield shopping centre.

Transport links are excellent, with numerous options within easy reach. Clapton Overground Station is conveniently located nearby, offering swift connections to various parts of London. Additionally, several bus routes run along Lower Clapton Road, providing convenient access to neighbouring areas.

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## Lower Clapton Road, E5

Approx. Gross Internal Floor Area 918 sq. ft / 85.31 sq. m (Including Restricted Height Area)

Approx. Gross Internal Floor Area 894 sq. ft / 83.10 sq. m (Excluding Restricted Height Area)



GROSS INTERNAL FLOOR AREA 495 SQ FT

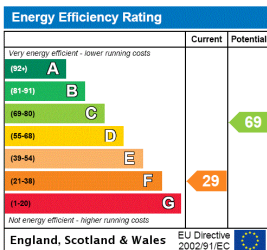


GROSS INTERNAL FLOOR AREA 424 SQ FT

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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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