



Reception
14'8 x 17'8

Bedroom
14'8 x 18'9

Bathroom
6'5 x 8'10

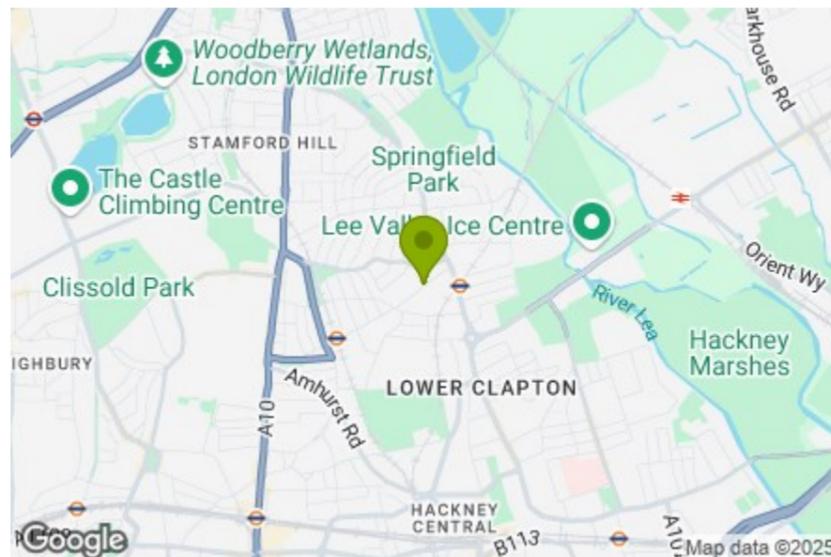
Bedroom
7'4 x 13'1

Kitchen
13'2 x 8'6

Garden
35'5" x 18'8"

Total Area: 87.3 m² ... 939 ft²

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	76	78
	EU Directive 2002/91/EC	



EVERING ROAD, HACKNEY

Offers In Excess Of £675,000 Share of Freehold
2 Bed Flat



Features:

- Two Bedroom Property
- Private Rear Garden
- Chain Free
- Period Conversion
- Beautifully Presented Throughout
- Moments from Clapton Station
- Approx 939 Square Foot
- Short Walk to Millfields Park and Hackney Marshes

A simply stunning two bedroom period conversion in the sought after Upper Clapton, this fantastic apartment is immaculate throughout with stylish and well considered design and decor. You will love the light filled kitchen that overlooks your private garden, as well as the generously sized rooms; a key feature of properties from this period. You couldn't be better located here, with Clapton station moments away and the multiple amenities of Stoke Newington Church Street, Upper Clapton Road and Chatsworth Road on your doorstep.

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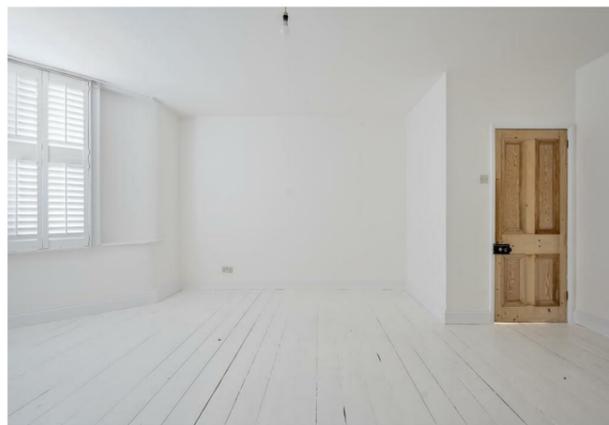
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IF YOU LIVED HERE...

Measuring 939 sq ft, this apartment is larger than average, with glorious living space spread over two bedrooms and a large reception room which opens out into that brilliant kitchen. You will love the carefully considered design in this space, exposed floorboards are painted a brilliant white to match the walls, shelving is integral to maximise space and light is prioritised thanks to the amazing kitchen extension. In here, crittal style windows to walls and ceiling allow the light to simply flood in, the grey flooring riffs perfectly off the grey frames. The industrial feeling continues with aluminium kitchen cabinets topped with white marble counters. Appliances are integrated, further enhancing the sleek aesthetic. Adding to the appeal of this apartment is the private garden, 10m in length and with a patio area and low maintenance astroturfed lawn, it's the most perfect outdoor spot.

Back inside, your principal bedroom sits to the front of the apartment and is a roomy affair, with a large bay window and more of those white painted floorboards. The second bedroom overlooks the garden, decor matches between these rooms offering you the most stylish blank canvas. The flat is completed by a large bathroom. You have a large tub in here, with shower

feature overhead. Metro style tiling with contrast grout and on-trend geometric flooring gives this room a monochrome effect, which is perfectly complemented by the wooden sink cabinet.

Out and about, you are nestled in a glorious spot close to both Clapton and Stoke Newington with BLOC fitness studio on your doorstep. As mentioned Clapton station is moments from your door, with regular services into London Liverpool Street in under 20 mins. Green space nearby is abundant, with Millfields Park, the River Lea and Walthamstow Marshes all within a 15 minute walk. Nearby Chatsworth Rd is infamous for its weekly market, alongside a whole host of independent cafes and the nightlife of Central Hackney is a short stroll away.

WHAT ELSE?

- This wonderful property is offered chain free, helping to ease the moving process.
- There is a lot to explore locally; from Rasa on Church St, L'Epicerie 56 on Chatsworth Rd or Crooked Billet on Upper Clapton Rd (no name but a few), there is so much to see and do nearby!



A WORD FROM THE OWNER...

"I have absolutely loved living in my peaceful flat in Clapton and will be so sad to let it go! From hosting friends and BBQs in the garden to friendly neighbours and long dog walks in Hackney marshes, Clapton is one of the best neighbourhoods in London. With amazing restaurants, coffee shops, pubs and wine bars on your doorstep as well as Chatsworth road market mixed with expansive green spaces and transport links to central London minutes away, Clapton really does have it all! I'm sure you'll love it here just as much as I do!"

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