



FIRST FLOOR

Total Area: 84.1 m² ... 905 ft²

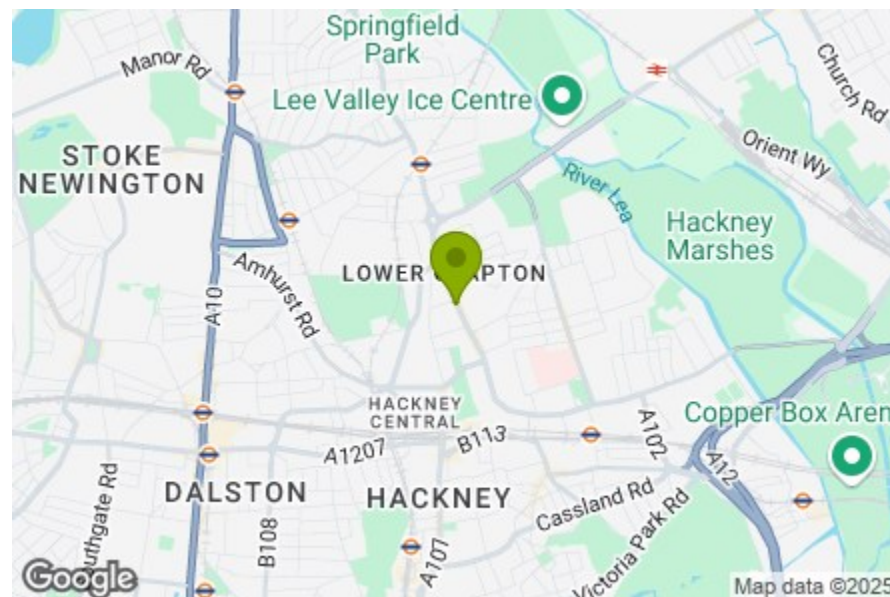
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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.

Reception
14'9" x 17'0"

Bedroom
14'6" x 11'2"

Bedroom
8'3" x 9'6"

Kitchen
9'4" x 13'10"



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		EU Directive 2002/91/EC	



LOWER CLAPTON ROAD, HACKNEY

Offers In Excess Of £600,000 Leasehold 2 Bed Flat



Features:

- Two Bedroom Property
- Beautifully Presented
- Period Features Throughout
- Short Walk to Hackney Downs
- Lower Clapton Location

An exceptionally restored two-bedroom apartment with high ceilings and beautiful period features, situated on the first floor of an iconic Victorian mansion block in the heart of Clapton. This enviable position means you've got as much access to greenery as you have thriving bars and eateries, while public transport is also excellent, putting you in easy reach of the whole capital.

REQUEST A VIEWING
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IF YOU LIVED HERE...

Although your stunning new home makes an instant impressions with its unique features and timeless style, you'll enjoy taking your time to explore every nook. The hallway is more than just an entry point to the apartment - it's bright and spacious, with the deep blue colour scheme adding to the sense of proportion, while the bespoke shelving does a great job at balancing beauty and convenience.

In the reception room, you've got a charming window seat, traditional coving, a beautiful ceiling rose, gorgeous painted timber floors and a striking fireplace alcove - it's all wonderfully illuminated thanks to your two generous windows.

The kitchen is a charming space, with clever carpentry within the fireplace above and rustic-style units. Meanwhile, the bathroom is a design masterpiece, with vertical navy tiling, brass fittings and double counter-top basins. It'll be handy having a separate WC, too.

Finally, the bedrooms are just as immaculate - the master has some excellent custom storage, while the second bedroom benefits from a space-saving and

eye-catching bespoke double mezzanine bed.

As for beyond, you've got some of Hackney's top rated amenities right on your doorstep, from the dim sim institution My Neighbours the Dumplings to the much lauded Vietnamese Hai Cafe - all within a few minutes of your home. You've even got one of London's coolest movie theatres, the Castle Cinema, nearby. As well as these much-loved haunts, you'll find exciting new ventures constantly cropping up and keeping you on your toes, so exploring will never get boring.

WHAT ELSE?

- Despite all the urban buzz, this area has a surprisingly large amount of green space. As well as Hackney Downs Park, London Fields is only just over a mile away.

- Transport is plentiful in this area with some excellent bus routes nearby, including the 55 into central London, as well as Hackney Downs station, which is served by the Overground route to Liverpool Street. Clapton station is just a minute of so further.

- You've got a brilliant choice of local takeouts, but surely unpacking calls for a delivery from Yard Sale Pizza - one of our favourites.



A WORD FROM THE OWNER...

'This flat is honestly such a wonderful place to live. Like a calm little haven right in the thick of all the buzz of Lower Clapton. Sitting on the window seat in the living room you get this especially, being able to chill in a little quiet nook while you watch the street pass by below. It's amazing too how the flat feels so generous and spacious yet cosy at the same time. Different members of my family have lived in it for over 10 years, and we all have so many happy memories of it - will be hard to say goodbye!'

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