



LOVE LIVING
HACKNEY



87c Lower Clapton Road, Hackney, E5 0NP

Guide price £425,000



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87c Lower Clapton Road

Hackney, E5 0NP

- Period Property
- Potential to Extend
- Sash Windows
- Share Of Freehold
- Lower Clapton Location
- Double Bedrooms

Guide Price £425,000-£450,000

The Home -

This two double bedroom share of freehold Victorian apartment occupies the top floor of a period property. A bright and spacious space that is well presented throughout and features sash windows, a modern bathroom, plenty of natural light and built in storage. Being on the top floor presents the potential to either convert the loft or create huge vaulted ceilings (subject to planning) Potential to add outside space is again present with the flat roof beyond the kitchen which would make a lovely terrace (subject to planning)

Perfectly placed to enjoy everything Lower Clapton has to offer, Chatsworth road, Hackney Central, London Fields, the open spaces of Hackney Downs Park and the River Lea are a short walk away. The transport options offer easy access to the City and West End on the Overground which connects to the Elizabeth Line at Whitechapel

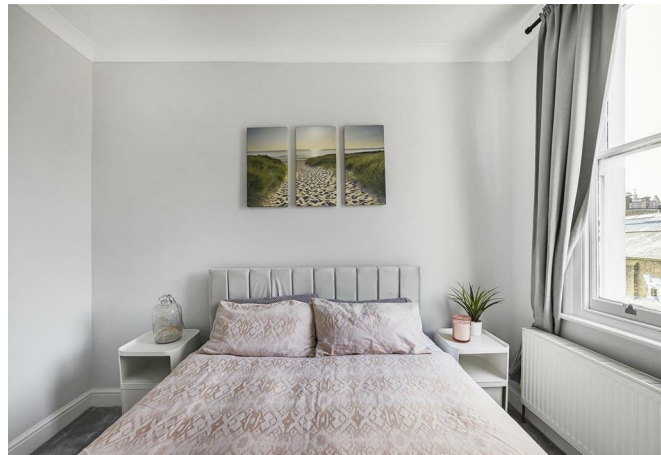


The Indoors

A delightful two double bedroom period property in the heart of Lower Clapton. It benefits from wooden sash windows, a built in storage cupboard. Arranged on the top floor, the staircase opens out onto the bright, naturally lit hallway that has access to the loft space which could be converted (subject to planning). The kitchen is well stocked with built in units and a sash window. Both bedrooms are doubles and have sash windows. The reception room is bright and benefits from two sash windows. The bathroom has been recently fitted and has a power shower, bath and hand basin.

Loving The Location

Lower Clapton Road is a wonderful mix of cafes, bars and some amazing restaurants. Chatsworth road runs north from Homerton to the Green fields of Millfields Park and Hackney Marshes. The area offers a lively array of independent shops, cafes and restaurants such as My Neighbours The Dumplings, Clapton Table, The Square, Lower Clapton is home to legendary wine bar P. Franco,





as well as numerous other coffee shops, cafes and bars.

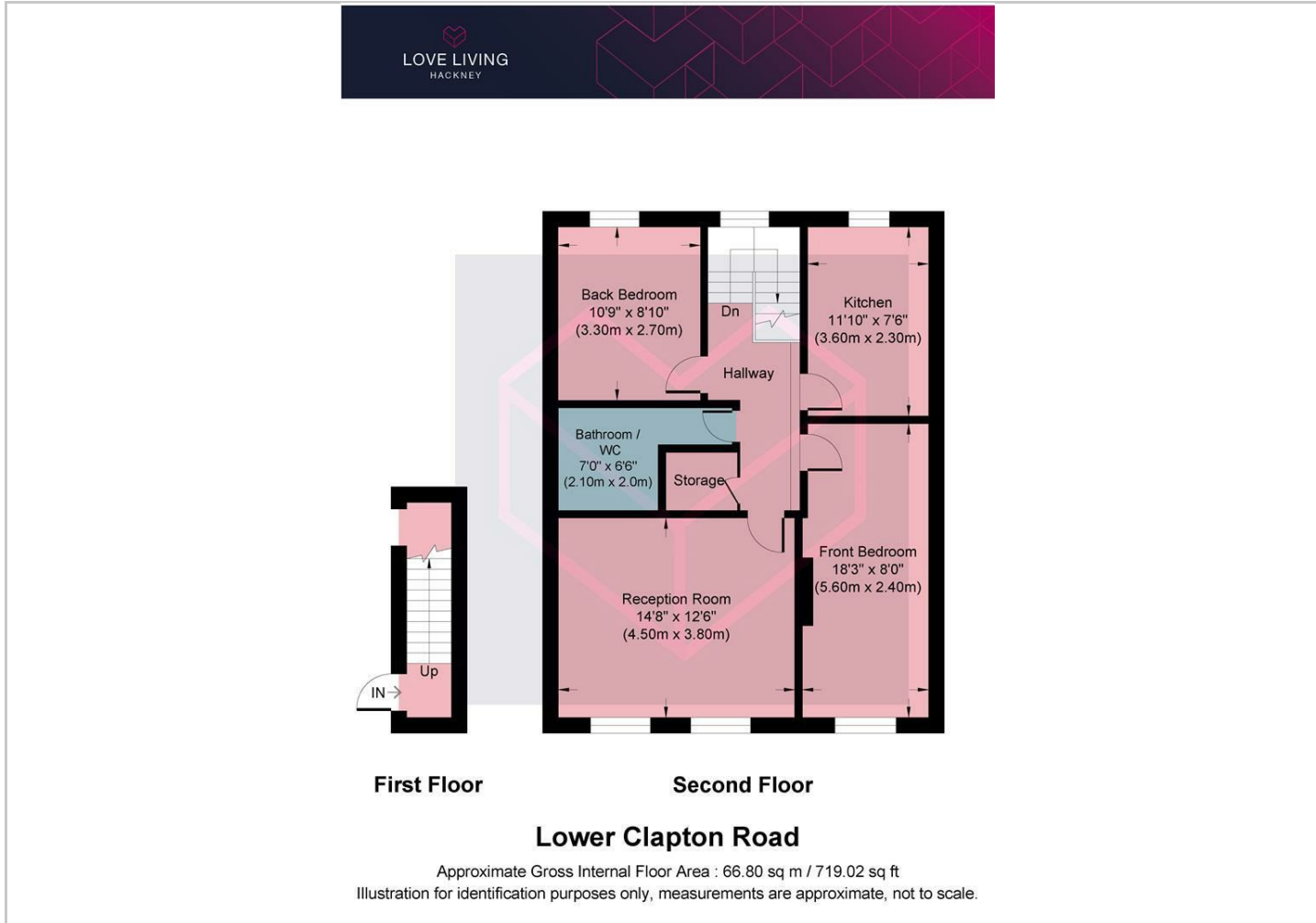
Homerton Station, Hackney Central and Hackney Downs are all a short walk away for Overground lines to Stratford, Highbury & Islington and Liverpool Street.

Directions

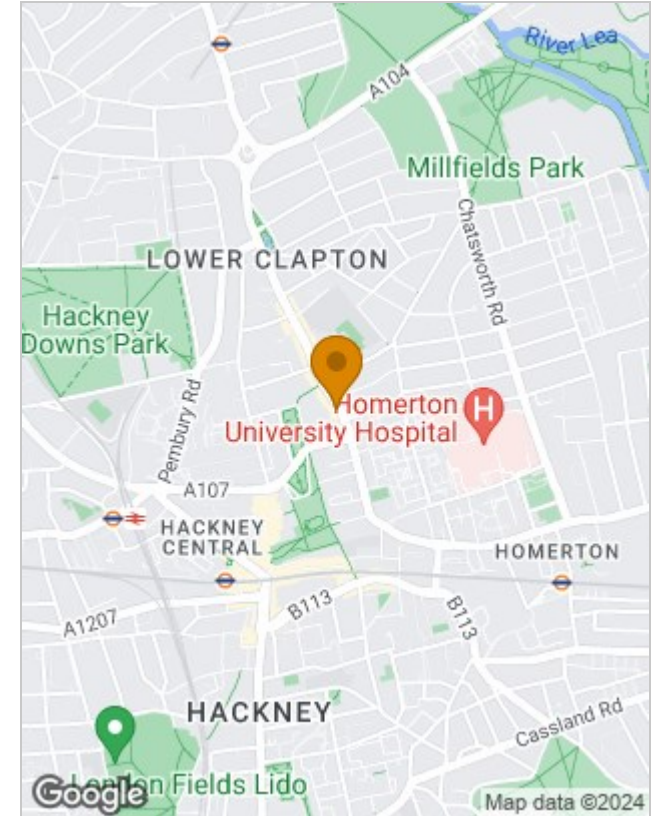




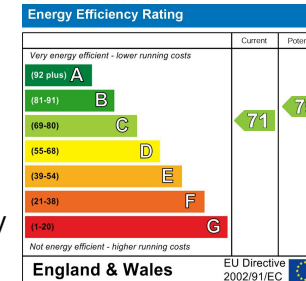
Floor Plans



Location Map



Energy Performance Graph



Viewing

Please contact our Love Living Hackney Office on 0203 005 2600 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.