

Clapton Common, London, E5

- Chain free
- Two bathrooms
- Balcony
- Close to transport links
- Two bedroom apartment
- First Floor
- Open plan living
- Close to Springfield Park

Price £550,000



Clapton Common, London, E5

DESCRIPTION

Set on the first floor, within a well-maintained private block overlooking Clapton Common this beautiful two-bedroom apartment boasts approximately 764 sq. ft. 971 sqm.) of luxury accommodation.

Available to view by appointment only the property comprises, entrance hall with ample built-in storage, open plan kitchen/reception room with direct access to a private West facing balcony overlooking Clapton Common, a master bedroom with an en-suite and built in wardrobes, second double bedroom with built in wardrobes, a modern family bathroom and ample storage throughout.

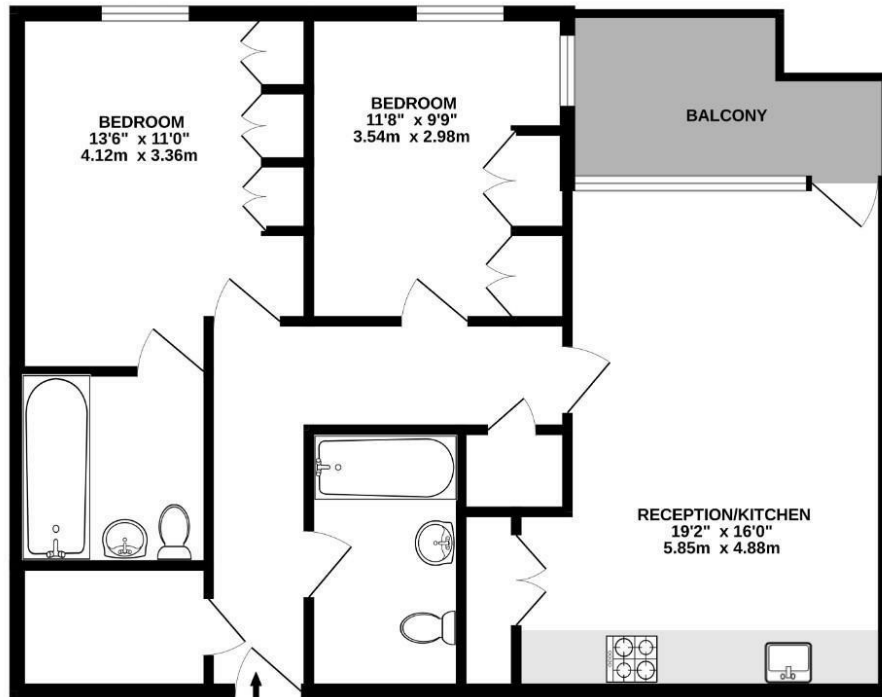
Cedarwood Court is a modern private block, overlooking Clapton Common, located moments from the wide-open spaces of Springfield Park and a short distance from Stoke Newington Church Street with its array of trendy bars, cafes, shops and restaurants.

Transport links include Stamford Hill Station (Overground), South Tottenham Station (Overground), Seven Sisters Station (Overground & Victoria Line) and a variety of Bus routes into The City & West End.





FIRST FLOOR
764 sq.ft. (71.0 sq.m.) approx.



TOTAL FLOOR AREA : 764 sq.ft. (71.0 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
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Viewings

Please contact hunters.stokenewington@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.



185 - 187 Church Street, Stoke Newington, London, N16 0UL
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ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

