



Clapton Terrace , London E5

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Exquisite first floor, two bedroom period conversion with fabulous views over Clapton Common.



DESCRIPTION

Set within a handsome Grade II listed four storey, end of terrace Georgian house, the accommodation comprises a bright welcoming entrance hall; generous living room with superb proportions, dining room, kitchen and two beautiful double bedrooms. The scenic River Lea and green open spaces of Springfield Park & Walthamstow Marshes are close by, as are Stamford Hill shops and supermarkets. There are excellent transport links to The City & West End with numerous good bus routes, and trains from stations at Seven Sisters (Victoria Line), Manor House (Piccadilly Line) and at Clapton & South Tottenham (Overground.)

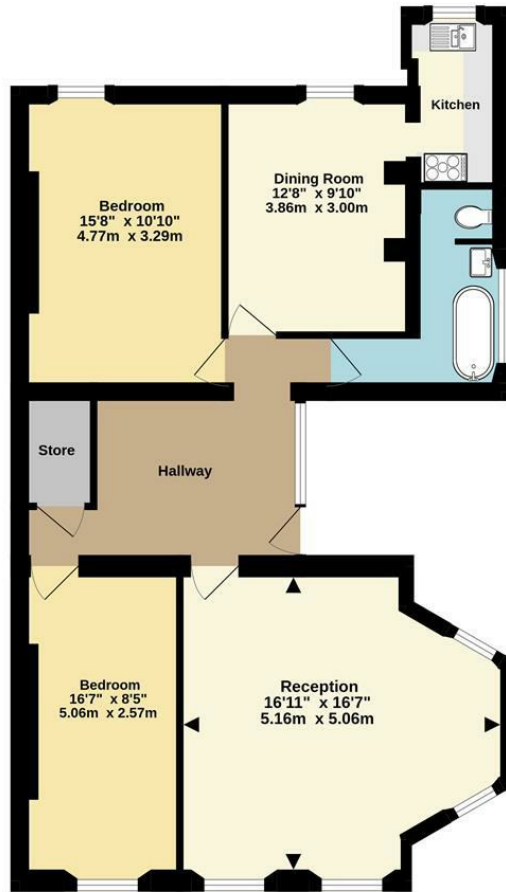


Leasehold

£745,000



First Floor
926 sq.ft. (86.0 sq.m.) approx.



TOTAL FLOOR AREA: 926 sq.ft. (86.0 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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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

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