

Julian
Reid



Flat 4, 7 Clapton Terrace, London, E5 9BW

Located within a handsome Grade two listed Georgian building, this two-bedroom apartment is bright and airy boasting high ceilings and views over Clapton Terrace.

Guide Price £695,000
Share of Freehold

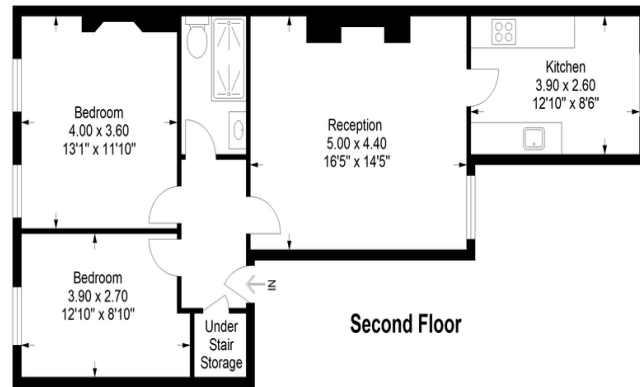
- **Two Bedrooms**
- **Council Tax Band: B**
- **EPC Rating: TBC**
- **Rich in character**
- **Grade 2 Listed**

The substantial communal entrance reminiscent of times gone by is well-kept and provides access to a well-stocked quiet communal garden. The apartment has two good-sized bedrooms, a large separate reception room, an ideal entertaining space, and a functional kitchen and ample storage throughout making this an appealing property to any first-time buyer. The location is perfect for those who enjoy outside activities as Springfield Park is a short distance away, and is a local nature reserve with River Lee and Springfield Marina offering sporting activities. There are excellent transport links to the City and West End with many good bus routes and trains from Seven Sisters, Manor House and Clapton.



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Clapton Terrace, E5
Approximate Gross Internal Area
Second Floor = 716 sq ft / 66.52 sq m
Storage = 16 sq ft / 1.49 sq m
Total = 732 sq ft / 68.00 sq m



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Floor plan For Julian Reid

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