



First Floor

Total Area: 45.2 m² ... 487 ft²

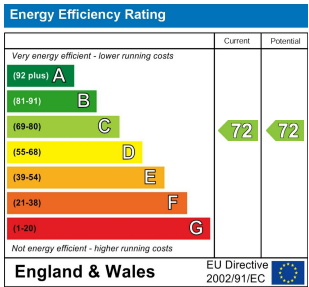
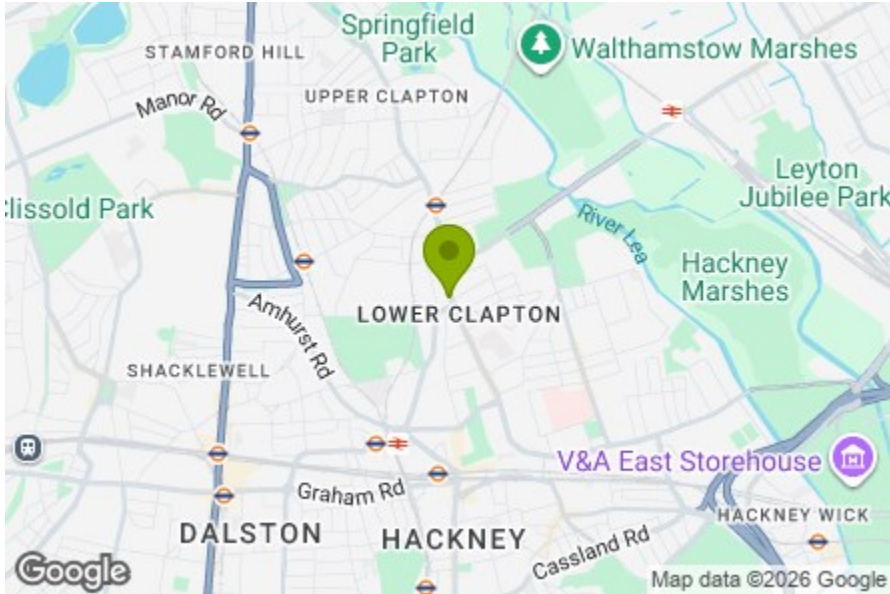
All measurements are approximate and for display purposes only

Reception Room
10'11" x 10'2"

Bedroom
9'9" x 14'1"

Kitchen
9'9" x 11'8"

Bathroom
5'0" x 8'3"



LOWER CLAPTON ROAD, CLAPTON

Offers In Excess Of £340,000 Leasehold
1 Bed Flat



Features:

- One Bedroom Flat
- Separate Kitchen And Living Area
- Great Location
- Lots Of Natural Light
- Great Transport Links
- Views of Clapton Ponds

A bright one bedroom first floor flat with a separate kitchen and reception room, set on vibrant Lower Clapton Road. With Hackney Downs, Clapton and London Fields all within easy reach, you'll have an excellent choice of independent cafés, green spaces and transport links close by, making this a well connected base in one of East London's most popular neighbourhoods.

REQUEST A VIEWING
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IF YOU LIVED HERE...

Step inside and a central hallway connects each room, giving the flat a practical, easy flowing layout. The reception room sits to one side, with large windows drawing in plenty of natural light and creating a comfortable space to relax or entertain. Neutral décor and soft finishes make it easy to settle straight in, while the separate kitchen provides a distinct space for cooking, fitted with generous worktop space, storage and room for dining.

Across the hall, the double bedroom is a calm, well proportioned retreat with space for additional furniture alongside the bed. The shower room sits just off the hallway and is finished in warm neutral tiling, with a walk-in shower,

basin and WC. Throughout, the flat is presented in good condition, with a light, uncomplicated feel that makes everyday living easy.

WHAT ELSE?

- Lower Clapton is packed with favourites including Pophams Bakery, Leo's and The Crooked Billet, while Chatsworth Road's independent shops, cafés and Sunday market are all within easy walking distance.
- Hackney Downs, Millfields Park and the wide open spaces of Hackney Marshes are all nearby, offering plenty of room for walks, cycling and outdoor exercise.
- Clapton and Hackney Downs stations are both within walking distance, providing Overground services across London, while numerous bus routes run along Lower Clapton Road for straightforward journeys into the City and beyond.



A WORD FROM THE EXPERT...

"I feel right at home living in Hackney, even though I am originally from Greece. You can be yourself, wear what you like and always feel welcome. The multicultural spirit shines through in the cafés, restaurants, shops and bars. From specialty coffee and Michelin star dining to parks and art galleries, Hackney has something for everyone. Weekends at Victoria Park or Broadway Market are full of community energy, great food and local makers. The marshes are ideal for dog walks, and nearby you can stop by the Princess of Wales for a Sunday roast, Here East for brunch or Crate Brewery for pizza and a local beer. Homes range from Victorian and Georgian houses to red brick local authority blocks and modern developments with shared roof terraces. I have truly found my place in Hackney, and it holds a special spot in my heart".

EVA BOUZAKI
HACKNEY BRANCH MANAGER

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