



Clapton Square, E5 8HR

An exceptionally well proportioned two bedroom apartment in this sought after popular period building, located within close proximity to wide variety of shopping facilities on Lower Clapton Road and Mare Street, as well as numerous bus routes taking passengers to all points of the compass and a choice of either Hackney Central or Hackney Downs Overground train stations within comfortable walking distance.

Situated on the top (3rd) floor offering picturesque views over Clapton Square gardens, the property has been in the same ownership for over 35 years and although is somewhat dated has been well looked after by the Vendor. Period mansion blocks seldomly come to the market especially of this size. Keenly priced early viewing is highly recommended.

Guide Price £600,000 | Leasehold

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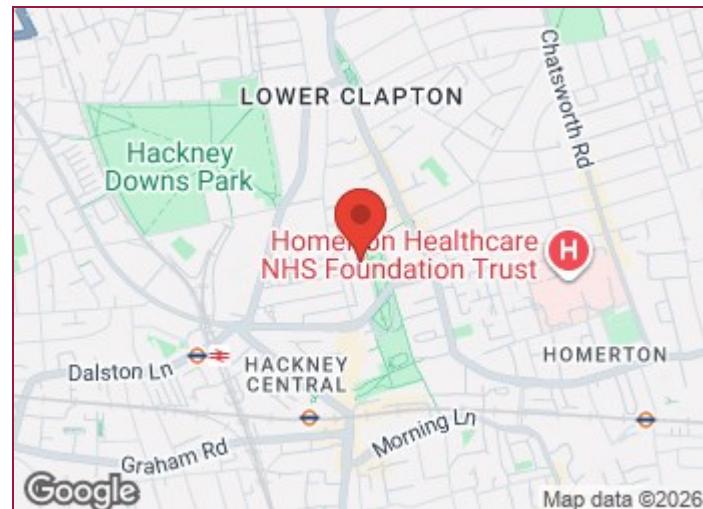


- Period mansion block
- Walking distance to buses
- Well proportioned rooms
- Over looking Clapton Square
- Close to Hackney Central & Hackney Downs train stations
- Close to shopping facilities on Mare Street & Lower Clapton Road
- Top Floor

Wild & Co. are pleased to offer for sale this: exceptionally well proportioned two bedroom apartment in this sought after popular period building, located within close proximity to wide variety of shopping facilities on Lower Clapton Road and Mare Street, as well as numerous bus routes taking passengers to all points of the compass and a choice of either Hackney Central or Hackney Downs Overground train stations within comfortable walking distance.

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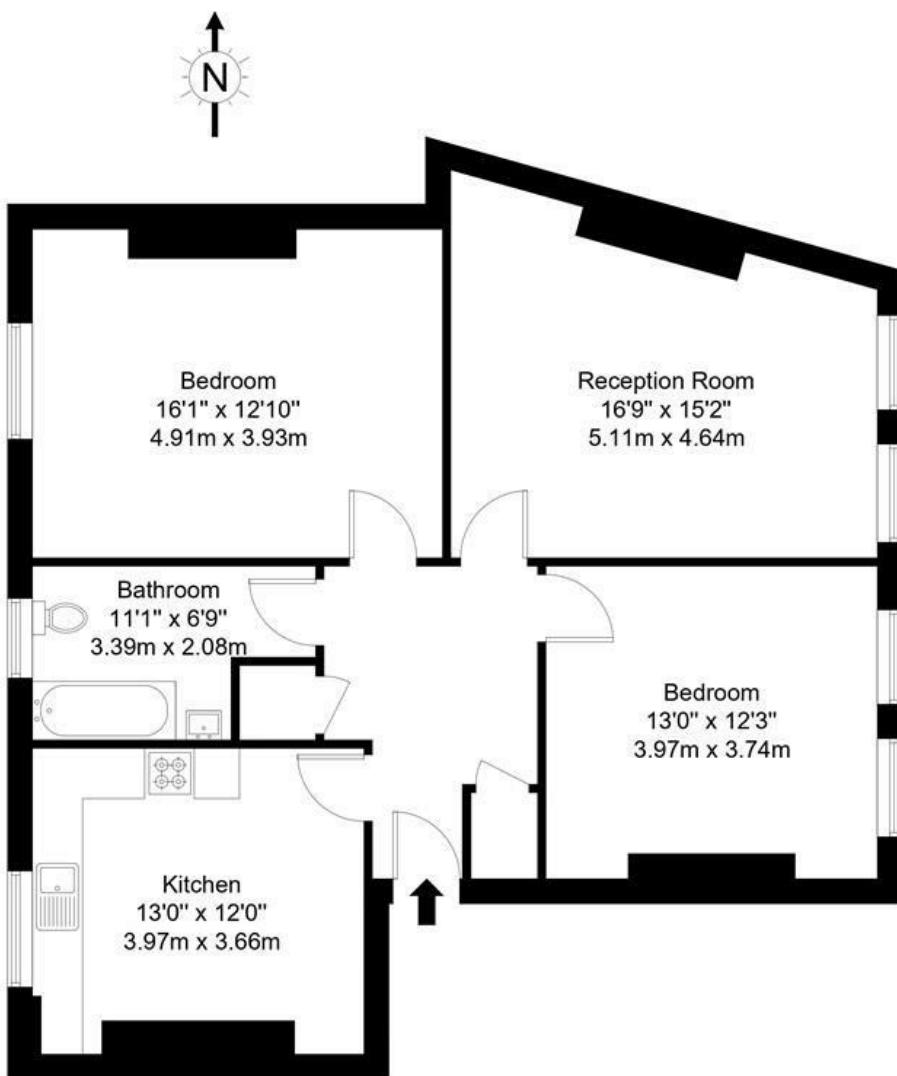
Directions

Clapton Square is directly off Dalston Lane and can also be accessed through pedestrianised Clapton Passage.



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Approx Gross Internal Area = 86.9 sq m / 935 sq ft



Third Floor

Ref :

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P L A N**

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

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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	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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