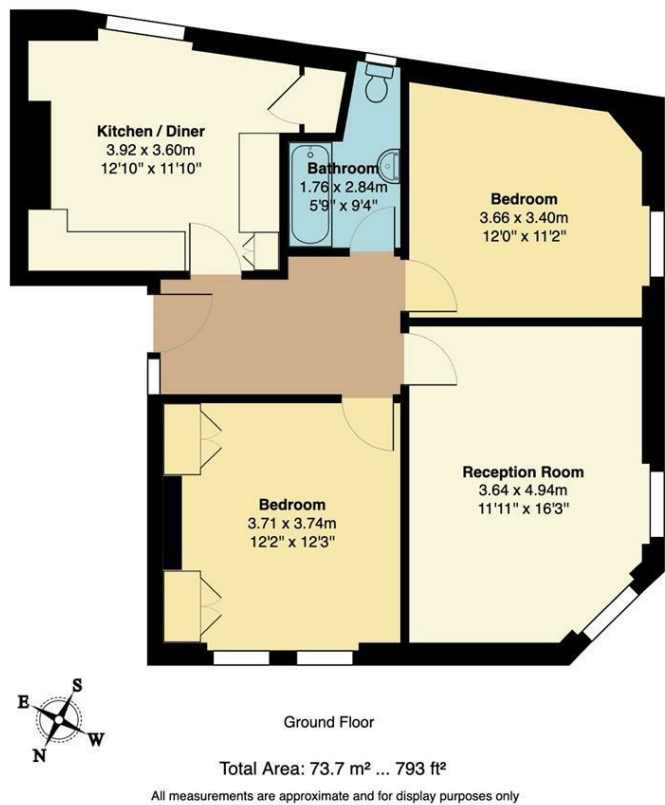




CLAPTON SQUARE, LONDON
£2,750 Per Calendar Month
2 Bed Flat



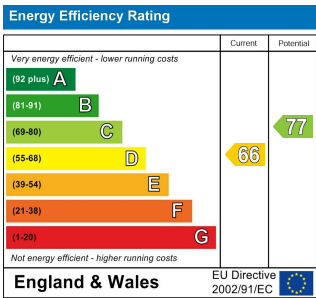
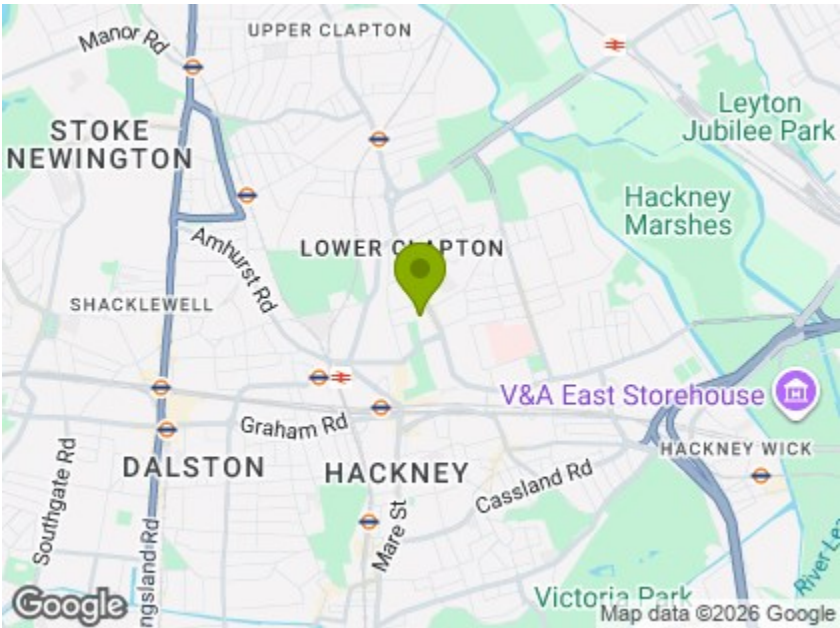
Features:

- Spacious Two Bedroom Apartment
- Mansion Style Building
- Separate Reception With Plenty Of Living Space
- Beautiful Interiors
- Wood Floors
- Large Sash Windows
- Located On Clapton Square
- Popular Restaurants, Bars and Pubs Nearby
- Hackney Down and Hackney Central Stations Within Easy Reach

A beautifully presented and well-proportioned two-bedroom apartment in a mansion style building, with generous living spaces and enviably positioned moments from some of Hackney's most-loved neighbourhood spots.

Set within the idyllic Clapton Square Conservation Area, the location combines a quieter, historic atmosphere with easy access to the energy of Hackney. Clapton Square itself provides a rare sense of openness for this part of London, with its leafy central garden offering a peaceful place to sit, stroll or simply enjoy a little more space.

Hackney Central and Hackney Downs are both nearby, along with Lower Clapton Road and its growing collection of independent restaurants, cafés and pubs.



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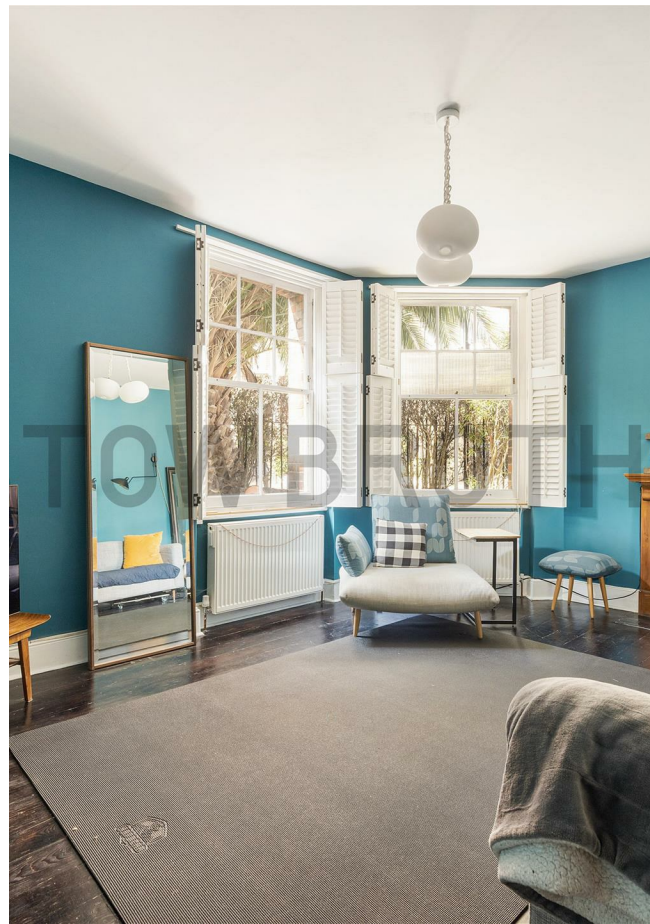
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If you lived here...

Beyond the striking brick facade, a central hallway leads through to a separate reception room, where generous proportions and an angled bay create a characterful living space with plenty of room to relax. The separate kitchen and diner are equally well sized, with ample cabinetry, worktop space and room for a dining table, making it somewhere you can comfortably cook and eat rather than simply pass through.

Both bedrooms are doubles and sit on opposite sides of the apartment, giving the layout a nice sense of separation. The principal bedroom benefits from built-in storage, while the second offers plenty of flexibility for guests, sharers or a home working set-up.

The bathroom is positioned centrally between the living spaces and bedrooms, with a bath and overhead shower. Altogether, the apartment has a well-thought-out layout, with each room feeling distinct and comfortably proportioned.



What else?

- Clapton Square itself is a Green Flag-awarded garden square, while neighbouring St John's Churchyard is home to St John at Hackney and leads towards Sutton House, one of Hackney's most significant historic landmarks and its oldest surviving house. The Grade II listed Round Chapel is moments away, now home to a programme of arts, music and community events.
- Lower Clapton Road has plenty for evenings and weekends, including Uchi, a neighbourhood favourite for Japanese food and Lucky & Joy, a popular Chinese style restaurant with playful kitsch interiors, while Hackney Downs Studios is home to Tom's Pasta.
- Moments from your doorstep you'll have access to Chatsworth Road Market, which runs every Sunday from 10am to 5pm, with more than 50 active traders spanning street food, fresh produce and independent makers. - Hackney Central and Hackney Downs stations are also within easy reach for Overground connections across London.
- There's a generous amount of open space to enjoy nearby, from the leafy gardens of Clapton Square to the waterways and towpaths of the Lea Navigation. Further east, Hackney Marshes provides a vast stretch of open grassland for walking, running and cycling.

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Reception Room

11'11" x 16'2"

Kitchen / Diner

12'10" x 11'9"

Bedroom

12'2" x 12'3"

Bedroom

12'0" x 11'1"

Bathroom

5'9" x 9'3"



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