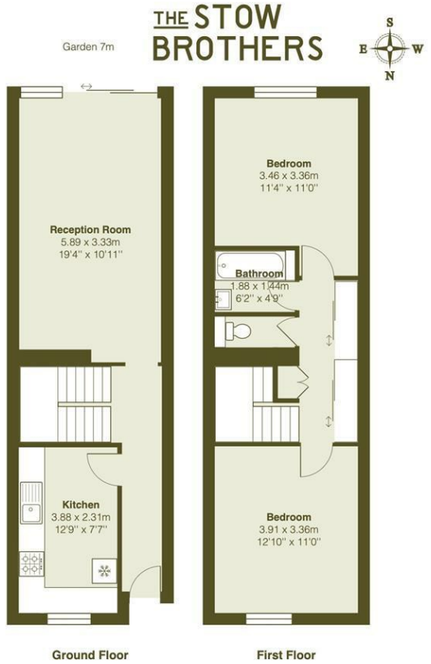


Total Area: 80.3 m² ... 864 ft²

All measurements are approximate and for display purposes only

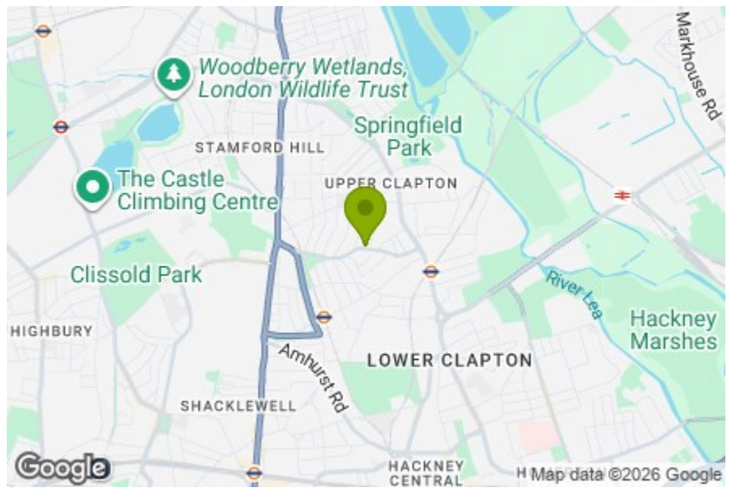
Kitchen
12'8" z 7'6"

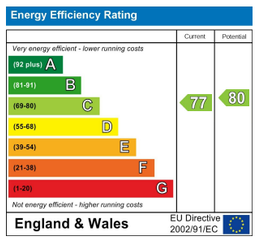
Reception
19'3" x 10'11"

Bedroom
12'9" x 11'0"

Bedroom
11'4" x 11'0"

Bathroom
6'2" x 4'8"





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BRIGGEFORD CLOSE, CLAPTON

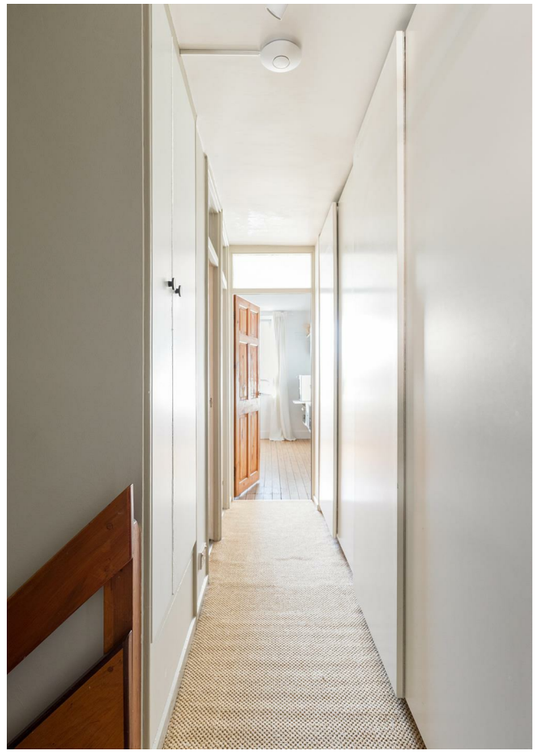
Offers In Excess Of £525,000 Leasehold
2 Bed House

Features:

- Two Bedroom Maisonette
- Over 800 sqft
- South Facing Private Garden
- Separate Kitchen and Living Spaces
- Beautifully Presented
- Great Location
- Short Walk to Clapton Overground Station

This beautifully presented two bedroom maisonette in Clapton offers generous living space, a south-facing private garden and a practical layout over two floors. With independent cafés, neighbourhood pubs and green spaces nearby, it's a lovely spot to settle into East London life.

REQUEST A VIEWING
0208 520 3077















IF YOU LIVED HERE...

Step inside and you'll find a separate kitchen at the front, with white cabinetry, dark worktops and a red tiled splashback adding colour. Beyond the staircase, the reception room stretches towards the rear garden, with warm wood flooring and plenty of space for lounging and dining. Large glazed doors draw in natural light and provide access to the south-facing garden, where established planting, leafy borders and a striking tree fern create a lovely setting for outdoor dining or morning coffee.

Upstairs, the two bedrooms are well proportioned and thoughtfully presented. The principal bedroom overlooks the garden, with a deep green feature wall bringing warmth, while the second bedroom is currently arranged as a home office, offering a versatile space that could easily be used as a guest bedroom or study. Both offer flexibility for working from home or hosting guests.

The family bathroom is finished in white with contrasting dark tiled detailing, a bath with shower above and vanity storage. With approximately 864 square feet across two floors, the maisonette offers a comfortable balance of living space and storage.

WHAT ELSE?

- Clapton and Hackney Downs stations are within easy reach, offering Overground connections towards Liverpool Street and across East London. Local buses provide further links towards Central London.

- Chatsworth Road is home to independent favourites including Leo's and The Castle Cinema, alongside cafés, restaurants and its Sunday market. Nearby, you'll also find neighbourhood pubs including The Clapton Hart.

- Hackney Downs is close by for morning runs and dog walks, while Hackney Marshes and the River Lea offer longer walking and cycling routes, with plenty of green space to explore.



WORD FROM THE OWNER..

"We've loved staying here for the last few years. The flat feels spacious for a two-bed, with a layout that really works, and the garden has been perfect for summer evenings and morning coffee.

Stoke Newington is the real draw: Clissold Park on the doorstep, Church Street's independent cafés and shops, great local schools, and easy Overground links into the City. It's a friendly, close-knit neighbourhood, and we'll be sad to leave it."

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