

# Wild & Co.

wildandco.uk



## Clapton Terrace, E5 9BW

A wonderful and bright 2 double bedroom, split level apartment arranged over the 2 top floors of this Grade II listed Georgian terraced house. Situated opposite the Common, it offers excellent transport links including Stoke Newington/Liverpool Street overground line and is a short bus ride to Manor House/Piccadilly Line as well as a myriad of independent and national retailers, exciting bars and eateries. Offered in excellent decorative condition with a fitted kitchen, lounge with wooden floor boards, bathroom/WC., and 2 double bedrooms.

**Offers In Excess Of £600,000 | Leasehold**

# Clapton Terrace, E5 9BW



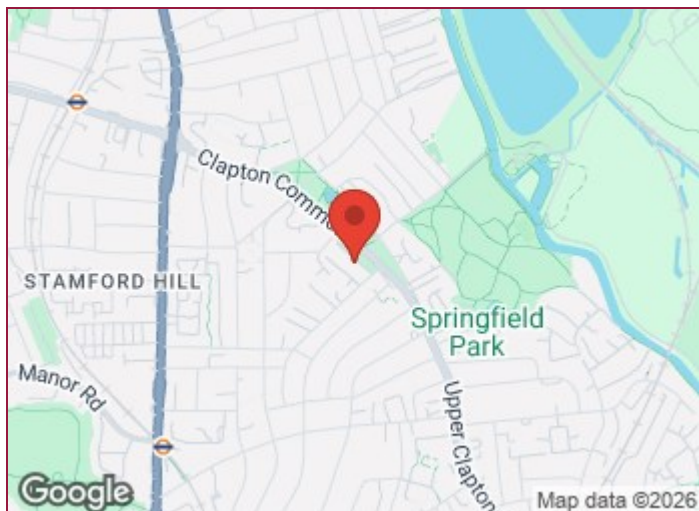
- Fully Redecorated
- 2 Double Bedrooms
- Open Plan Lounge
- Character Period Property
- Fitted Kitchen
- Prime Location on Clapton Common
- Split Level - 2 Top Floors
- Wood Flooring

## Paragraph

A unique, spacious period 2 bedroom flat, arranged over the 2 top floors in a desirable part of North Clapton.

Situated opposite Clapton Common, this offers excellent transport links to include London Liverpool Street and the City via overground or by bicycle, and within 2 minutes' walk of Springfield Park, the Lee River, Walthamstow Wetlands, and access further down to the Hackney Marshes. Supermarkets and other amenities also within 5 to 10 minutes' walk.

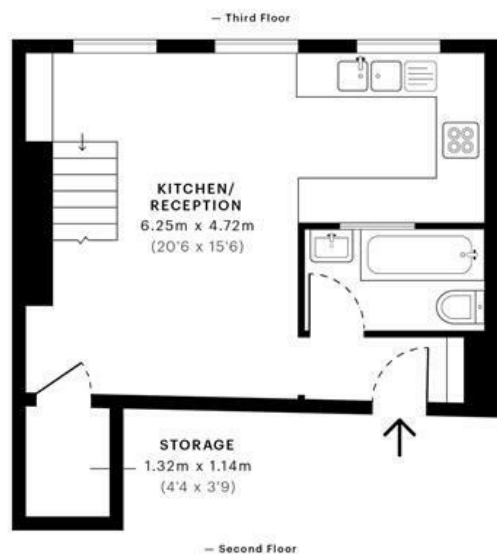
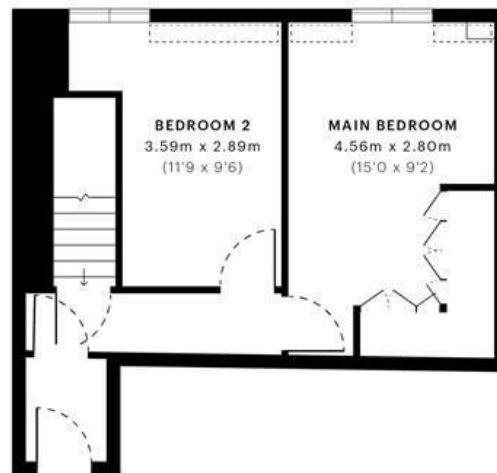
This flat is offered full redecorated, fitted kitchen, lounge with wooden floor boards, bathroom/WC.



## Directions







GROSS INTERNAL AREA (GIA)  
The footprint of the property  
60.17 sqm / 647.66 sqft

NET INTERNAL AREA (NIA)  
Excludes walls and external features  
Includes washrooms, restricted head height  
54.45 sqm / 586.09 sqft

EXTERNAL STRUCTURAL FEATURES  
Balconies, terraces, verandas etc.  
0.00 sqm / 0.00 sqft

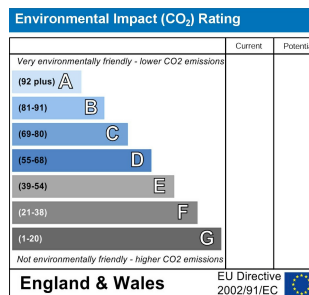
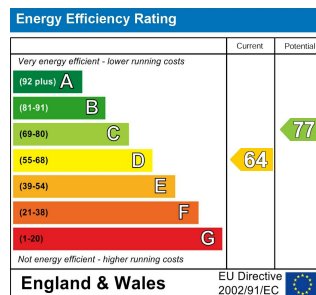
RESTRICTED HEAD HEIGHT  
Limited use area under 1.5 m  
0.80 sqm / 8.61 sqft



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 3B RESIDENTIAL 58.39 sqm / 628.50 sqft  
IPMS 3C RESIDENTIAL 55.64 sqm / 598.90 sqft

SPEC ID 5fd0cd8d4c7e010dbe78405c



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.