

HUNTERS[®]

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Upper Clapton Road

London, E5 9JP

£2,600 Per Month



A beautiful, newly renovated two-bedroom flat located on Upper Clapton Road, E5, offering stylish living space and the rare benefit of a private patio garden.

The property has been finished to a high standard throughout with parquet flooring and features a bright open-plan living area, a modern fitted kitchen with contemporary units and integrated appliances, two well-proportioned bedrooms, separate toilet and bathroom which is tiled and fitted with modern fixtures.

Further benefitting from a private patio garden, ideal for outdoor dining or relaxing in warmer months.

Ideally positioned close to Clapton Station, local shops, cafés and amenities, with excellent transport links providing easy access to Hackney, Stoke Newington and the City. Nearby green spaces include Clapton Common and Millfields Park.



A map of the Lower Clapton area in London. The map shows Springfield Park at the top, the Lee Valley Ice Centre in the middle, and the River Lea flowing through the area. A blue line represents the River Lea, and a green line represents the Lee Valley Ice Centre. The area is labeled 'LOWER CLAPTON' in large letters. The map is credited to Google and has a copyright notice for 2026.

BASEMENT
622 sq.ft. (57.8 sq.m.) approx.

The floor plan shows a basement level with the following areas:

- BEDROOM**
16'2" x 8'3"
4.94m x 2.07m
- BEDROOM**
25'3" x 8'1"
7.70m x 2.47m
- RECEPTION/ KITCHEN**
16'3" x 15'1"
4.96m x 4.60m
- GARDEN**
14'3" x 8'6"
4.35m x 2.60m

Other features include a bathroom, a toilet, and a staircase.

TOTAL FLOOR AREA: 622 sq.ft. (57.8 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the foregoing information, measurements, dimensions, and area are given solely as approximate values and are subject to change without notice. The plan is for illustrative purposes only and should not be used as a legal document. The purchaser is advised to consult with a professional surveyor or architect for a detailed and accurate survey of the property. The plan is not intended to be used as a legal document.

Energy Efficiency Rating

Rating	Score Range	Current	Potential
A	92 plus		
B	81-91		
C	69-80		
D	55-68		
E	39-54		
F	21-38		
G	1-20		

Very energy efficient - lower running costs

Not energy efficient - higher running costs

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

Rating	Score Range	Current	Potential
A	92 plus		
B	81-91		
C	69-80		
D	55-68		
E	39-54		
F	21-38		
G	1-20		

Very environmentally friendly - lower CO₂ emissions

Not environmentally friendly - higher CO₂ emissions

England & Wales EU Directive 2002/91/EC

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