

# HUNTERS<sup>®</sup>

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## Moresby Road, Flat 3

Clapton, London, E5 9LE

£1,750 Per Month



A stunning one bedroom property, split over the first floor period conversion, finished to a high standard with exquisite design throughout.

This home has the typical traits of high ceilings and big sash windows, making it very bright and airy. The generous front to back open plan living space. There is a generously sized double bedroom and modern family bathroom.

A perfect option for a couple or a single professional that want easy access to the city with a 12 minute train journey from the nearby Clapton station, only a 7 minute walk from the property. Other transport links connect via bus routes to The City, West End and Highbury and Islington, with the luxury of a night bus regularly running from Tottenham Court Road. Further benefiting from wood floors, gas central heating and double glazing.



## A map of the Lower Clapton area in London. The map shows the River Lea flowing through the region. Key locations labeled include Stamford Hill, Manor Rd, Lee Valley Ice Centre, and Springfield Park. A red pin is placed on the map near Springfield Park. The Google logo is visible in the bottom left corner, and the text 'LOWER CLAPTON Map data © 2026' is in the bottom right corner.

FIRST FLOOR

451 sq.ft. (41.9 sq.m.) approx.

The floor plan shows a rectangular building footprint. On the left side, there is a large area labeled "LIVING ROOM/KITCHEN" with dimensions 18'5" x 17'8" (5.61m x 5.33m). This area includes a kitchenette with a sink and stove, and a living area with a fireplace and stairs leading down. To the right of the living area is a bathroom containing a bathtub, toilet, and sink. Further right is a bedroom labeled "BEDROOM" with dimensions 12'2" x 10'2" (3.71m x 3.14m). The entrance to the house is located between the living area and the bedroom, featuring a small porch and a set of stairs leading up from the living area.

LIVING ROOM/KITCHEN  
18'5" x 17'8"  
5.61m x 5.33m

BEDROOM  
12'2" x 10'2"  
3.71m x 3.14m

TOTAL FLOOR AREA: 451sq ft (41.9sq.m.) approx.

These measurements have been taken around the perimeter of the building and do not include the thickness of walls or other structural elements. They are intended as approximate guides only and should not be used for legal purposes. All dimensions are given in feet and inches, rounded up to the nearest inch. The actual floor area may vary slightly due to construction tolerances and measurement errors. Please refer to the architectural drawings for more detailed information.

Architect: [Name] Date: [Date]

**Energy Efficiency Rating**

Rating	Current	Potential
Very energy efficient - lower running costs	94	79
(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		

**Environmental Impact (CO<sub>2</sub>) Rating**

Rating	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	94	79
(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 <sub>2</sub> emissions		

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