

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Upper Clapton Road

London, E5 9JP

£2,450 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.

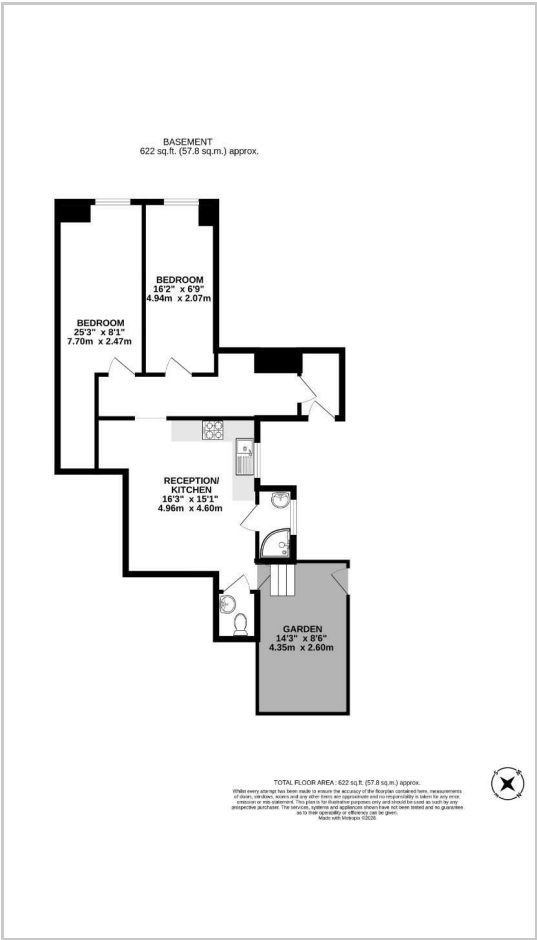
Ideally positioned close to Clapton Station, local shops, cafés and amenities, with excellent transport links providing easy access to Hackney, Stoke Newington and Liverpool Street within 15 minutes. Nearby green spaces include Clapton Common and Millfields Park.



# Area Map



# Floor Plans



# Energy Efficiency Graph

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) <b>A</b>			(81-91) <b>A</b>
(81-91) <b>B</b>			(69-80) <b>B</b>
(69-80) <b>C</b>			(55-68) <b>C</b>
(55-68) <b>D</b>			(39-54) <b>D</b>
(39-54) <b>E</b>			(21-38) <b>E</b>
(21-38) <b>F</b>			(1-20) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>
			EU Directive 2002/91/EC

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.