



# LOVE LIVING

HACKNEY



43 Upper Clapton Road, London, E5 8AY

Offers in excess of £425,000



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# 43 Upper Clapton Road

London, E5 8AY

- Spacious open-plan living/kitchen/diner with abundant natural light and direct garden access
- Generous king-sized bedroom with floor-to-ceiling windows overlooking the garden
- Large private south-west facing patio garden – ideal for dining and BBQs
- Prime Upper Clapton Road location near Hackney Downs and Millfields Park
- Modern kitchen with wood-effect units, glossy worktops and integrated Bosch appliances
- Sleek family bathroom with bath, separate shower, neutral tiling and heated towel rail
- Secluded garden with mature greenery, full privacy and space for furniture plus shed
- Excellent transport with Clapton station, Overground and easy access to Hackney Central

## The Home-

Presenting this spacious one bedroom that is a bright and generously proportioned apartment with a seamless open-plan layout that works perfectly for modern living and entertaining and benefits from a spacious private terrace. A bright, modern and surprisingly spacious one-bedroom flat with a standout garden ideal for professionals, couples or first-time buyers looking for that perfect Hackney balance of inside/outside living.



## The Indoors

The heart of the home is the spacious living room / kitchen / diner, filled with natural light from large windows and double doors opening directly onto the garden. The contemporary kitchen is well-equipped with wood effect units, glossy finish worktops, integrated Bosch appliances and plenty of storage. It's a sociable space that flows effortlessly from relaxing to entertaining. The generous king sized bedroom is peaceful, well-proportioned and is bright due to the large floor to ceiling windows looking on to the private garden. The sleek family bathroom features neutral tiling, a full-size bath with separate shower, modern sanitaryware and a heated towel rail for added comfort.

## The Outdoors





The standout feature is the large private south-west facing patio garden, a rare find for a ground floor flat in Hackney. Perfectly sized for dining, relaxing and summer BBQs, it's surrounded by mature greenery, trees and fencing for privacy.

There's space for lounging furniture, a table and even a shed for extra storage. It feels like a proper outdoor room and gets lovely afternoon and evening sun.

### Loving the Location

Upper Clapton Road is perfectly positioned between the best of Clapton and Hackney. You're a short walk from Hackney Downs, Millfields Parks and the River Lea for runs and weekend strolls, while the vibrant independent shops such as Suba Bakery, pubs like the Crooked Billet and restaurants of Lower Clapton Road and Chatsworth Road are all within easy reach. Excellent transport links include Clapton station which is a stones throw away, Homerton Overground, regular buses and quick access to Hackney Central. Outstanding local schools, supermarkets and the buzz of Hackney Marshes are all on the doorstep.





## Floor Plans



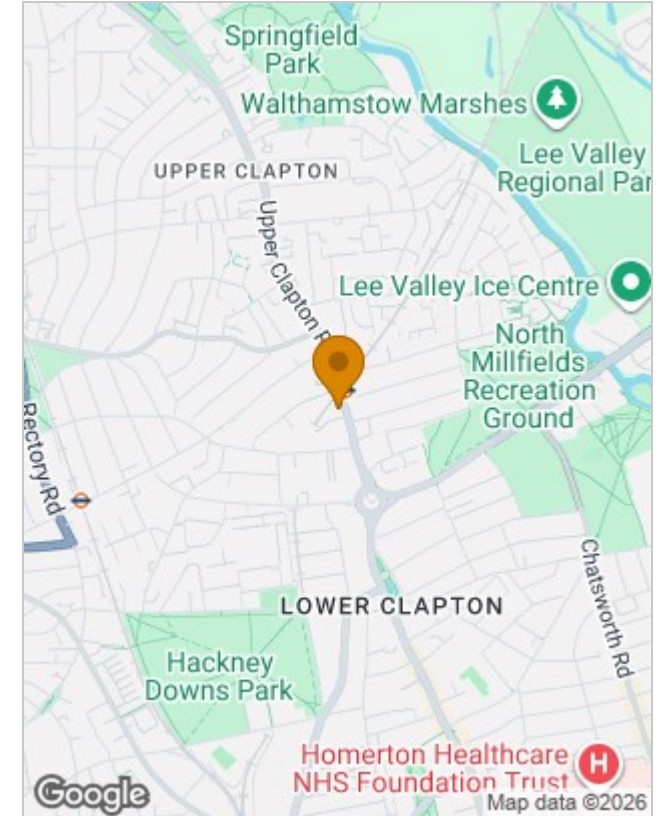
## Viewing

Please contact our Love Living Hackney Office on 0203 005 2600 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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## Location Map



## Energy Performance Graph

