



ASKING PRICE

**£575,000 Share of Freehold
Clarence Road**

London, E5 8EE

PROPERTY SUMMARY

Nestled on the ever-popular Clarence Road in the heart of Lower Clapton (E5), this charming top-floor split-level period flat, built in 1900, offers a delightful blend of character and modern living. Spanning approximately 834 sq ft, the property is perfectly suited for professionals, couples, or small families in search of a stylish London home.

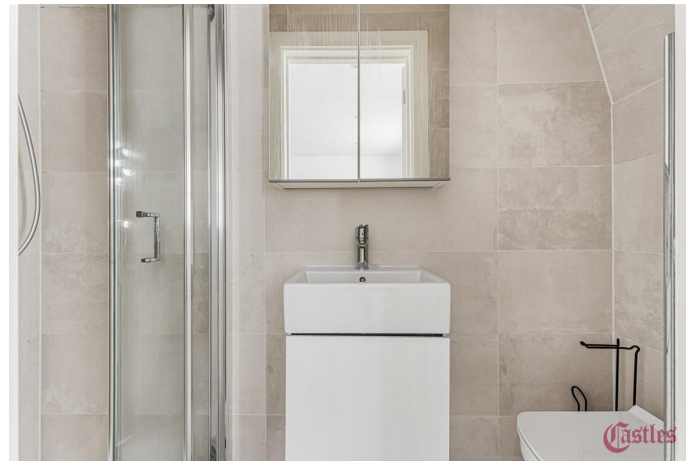
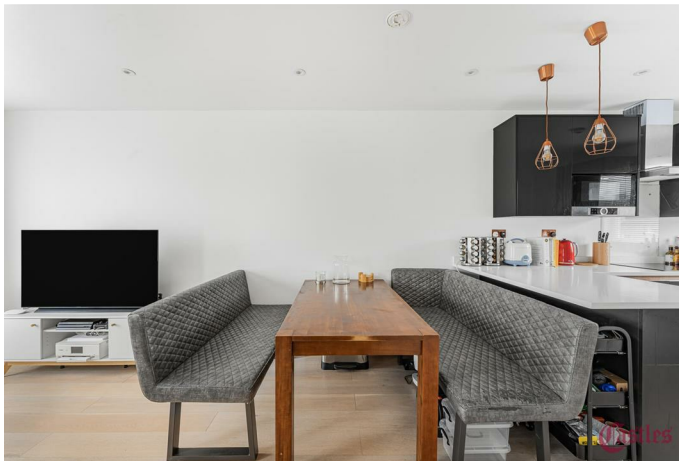
Upon entering, you are welcomed into a generous reception room that serves as the heart of the flat, providing an excellent space for both relaxation and entertaining. The accommodation includes a main bedroom with an en-suite bathroom, alongside a second bedroom that is conveniently served by a family bathroom, ensuring comfort and practicality for everyday living. The split-level layout enhances the sense of separation between living and sleeping areas, promoting both privacy and functionality.

Natural light floods the property, creating a bright and inviting atmosphere in every room. The flat retains much of its period charm, complemented by tasteful modern touches. High ceilings and characterful details harmonise beautifully with contemporary finishes, resulting in a warm and welcoming home.

Clarence Road is ideally situated within Lower Clapton, a vibrant neighbourhood known for its strong community spirit and an eclectic mix of independent cafés, restaurants, and shops. For those who enjoy the outdoors, Millfields Park along the River Lea offers scenic riverside walks, playgrounds, and picnic areas, while Springfield Park boasts beautifully maintained grounds and stunning views across London. The area is well-connected, with Hackney Downs and Hackney Central Overground stations just a short distance away.

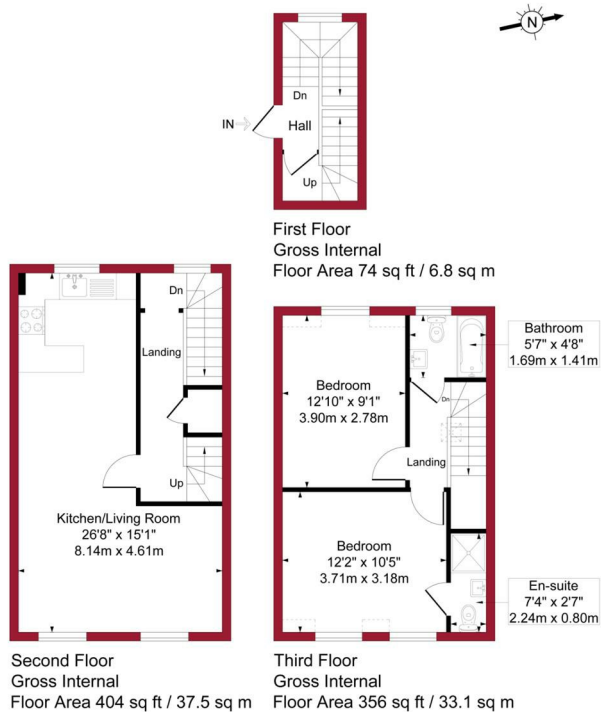
This top-floor, split-level period flat presents an excellent opportunity to enjoy characterful living with superb access to local amenities and green spaces in one of Hackney's most desirable locations. Viewing is highly recommended to fully appreciate all that this property has to offer.





Clarence Road, London, E5

Approximate Gross Internal Area = 834 sq ft / 77.4 sq m



PINK PLAN

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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Transport

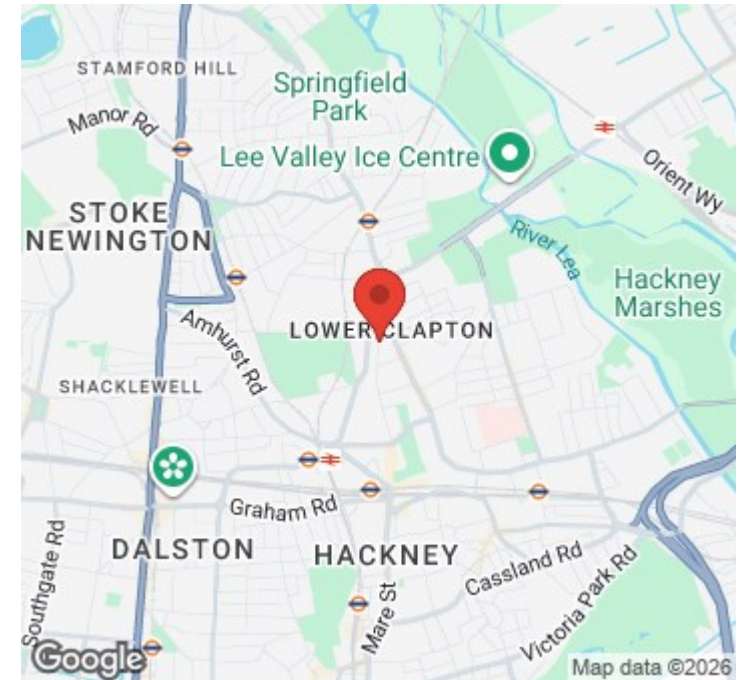
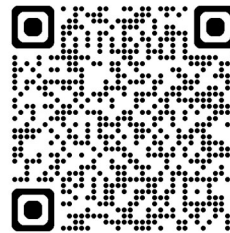
The area is served well through a network of local bus routes and train services. (Hackney Downs Main Line Station into Liverpool Street and Homerton & Hackney Central Stations on the North London Line

Shopping And Leisure

A diverse selection of shops, restaurants, bars and cafés accompanied by an array of local heritage sites, theatres and recreational facilities can be sourced locally.

Directions to the office

If you are visiting the office by car you will find parking in the side roads off Lower Clapton Road or pay & Display directly outside our office in Median Road. (Turn into Powerscroft Road(one-way) and right again into Median Road).



Flat

Share of Freehold

Council: Hackney

Council Tax Band: C

Lease Remaining: 993 years

Service Charge: n/a

Ground Rent: n/a

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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OFFICE ADDRESS

44 Lower Clapton Road
Hackney
London
E5 0RN

OFFICE DETAILS

020 8985 0106
hackney@castles.london
<https://www.castles.london/>

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	80	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC