

Total Area: 40.7 m² ... 439 ft²

All measurements are approximate and for display purposes only

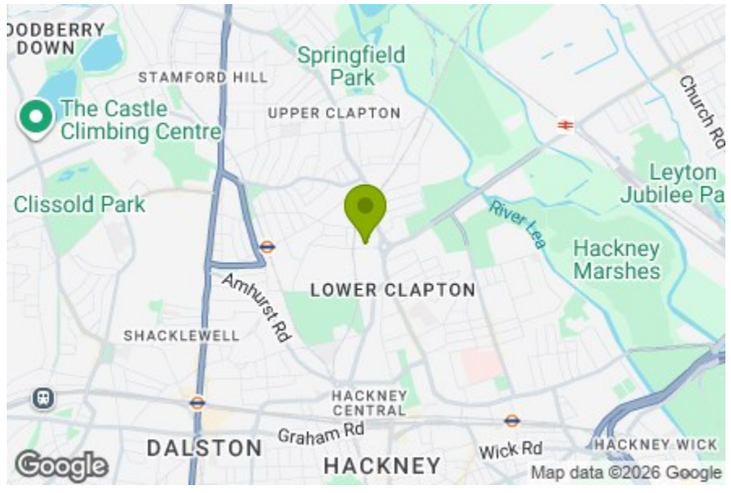
Reception Room
14'9" x 18'0"

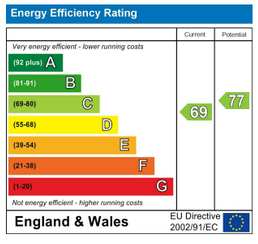
Kitchen
8'2" x 6'6"

Bedroom
8'2" x 11'2"

Bathroom
6'3" x 8'0"

Garden
14'1" x 18'0"





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KENNINGHALL ROAD, LOWER CLAPTON

Offers In Excess Of £425,000 Share of Freehold
1 Bed Apartment

Features:

- One Bedroom Apartment
- Beautifully Presented Throughout
- Private Garden
- Moments Away from Clapton Station
- Moments Away from Hackney Downs Park

Set on Kenninghall Road in the heart of Lower Clapton, this beautifully presented one bedroom apartment has plenty of personality inside and a very large private garden that gives you a rare amount of outdoor space. Clapton Station is moments away, with Hackney Downs Park, BLOK Clapton and the neighbourhood's excellent cafés, pubs and independent spots all close by.

REQUEST A VIEWING
0208 520 3077

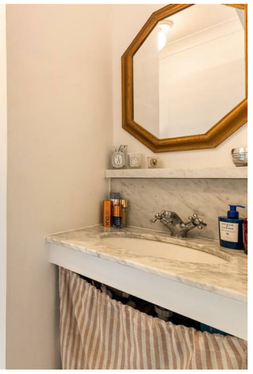
















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IF YOU LIVED HERE....

Set on the lower ground floor, the apartment opens into a spacious reception room with timber flooring, large windows and built-in shelving. There's plenty of room to create distinct areas for lounging and dining, while the arched opening into the separate kitchen gives the two spaces an easy connection. Dark cabinetry and timber worktops bring warmth to the kitchen, with a window drawing in natural light. The hallway adds an impressive amount of built-in storage, keeping everyday clutter tucked away.

Towards the rear, the bedroom feels calm and characterful, with a rich colour palette and room for a double bed and further storage. Next door, the bathroom has a bath with shower above, along with a marble-topped vanity unit and matching marble shelf. Best of all, the bedroom opens straight onto the very large private garden. It starts with a paved area for a table and chairs before continuing into the planted garden beyond, giving you plenty of room for summer dinners, a morning coffee or gardening. There's also a communal garden to the rear, adding even more outdoor space to enjoy.

WHAT ELSE?

- Clapton has become a real neighbourhood hub for eating, drinking and keeping active. You've got Ayva and The Clapton Hart nearby, while BLOK Clapton offers fitness classes from its striking former tram depot home.

- Hackney Downs Park is moments away for open green space and tennis courts, with Lower Clapton Road and Clarence Road putting a great mix of independent cafés, shops and places to eat within easy reach.

- Clapton Station is just moments from home for Overground services, while Hackney Downs and Hackney Central add further connections across East London and towards the City.



A WORD FROM THE EXPERT.....

"I feel right at home living in Hackney, even though I am originally from Greece. You can be yourself, wear what you like and always feel welcome. The multicultural spirit shines through in the cafés, restaurants, shops and bars. From specialty coffee and Michelin star dining to parks and art galleries, Hackney has something for everyone. Weekends at Victoria Park or Broadway Market are full of community energy, great food and local makers. The marshes are ideal for dog walks, and nearby you can stop by the Princess of Wales for a Sunday roast, Here East for brunch or Crate Brewery for pizza and a local beer. Homes range from Victorian and Georgian houses to red brick local authority blocks and modern developments with shared roof terraces. I have truly found my place in Hackney, and it holds a special spot in my heart".

EVA BOUZAKI
HACKNEY BRANCH MANAGER

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