



Reception
14'10" x 16'8"

Kitchen/Diner
11'5" x 22'4"

Bedroom
14'3" x 11'5"

WC

Storage

Bedroom
11'5" x 11'7"

Bathroom
5'8" x 7'1"

Garden

Total Area: 85.3 m² ... 918 ft²

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		72	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	



LOWER CLAPTON ROAD, HACKNEY

Offers In Excess Of £800,000 Leasehold
2 Bed Flat



Features:

- Two Bedroom Property
- Period Conversion
- Arranged Over Two Floors
- Large Private Rear Garden
- Moments From Hackney Downs & Central Stations
- Moments Away from Chatsworth Road
- Approx 918 Square Foot

Set within a handsome period conversion, this two-bedroom home is arranged over two floors and offers approximately 918 square feet of accommodation, presenting an impressive internal footprint across its well-defined split-level layout. A private rear garden extends the living space outdoors, providing an inviting setting for relaxing or entertaining throughout the year. Positioned just moments from Hackney Downs and Hackney Central stations and within a short walk of London Fields, the location combines strong transport links with access to one of East London's most popular green spaces, alongside a thriving neighbourhood scene.

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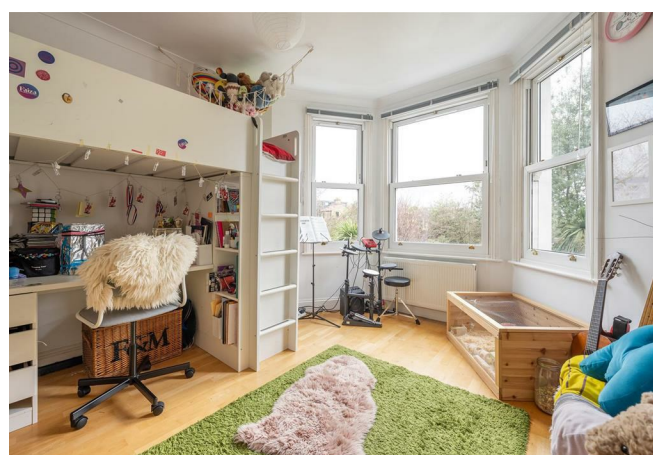
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IF YOU LIVED HERE...

An attractive Victorian frontage in warm London brick gives the home a confident presence within the terrace, with decorative detailing adding character and a pleasing sense of arrival. Inside, the hallway introduces a reception room arranged around a fireplace that draws the eye and anchors the space beautifully. High ceilings enhance the sense of volume, while the wide bay window allows generous daylight to pour in, highlighting the proportions and creating an inviting setting suited to relaxed evenings and entertaining alike.

Continuing through, the bedroom features impressive ceiling height and glazed doors opening directly onto the balcony, with views to the greenery of the garden beyond. Just off this room sits an ensuite WC, neatly positioned within the layout. To the rear, the kitchen and dining area unfolds with a natural sense of flow, offering ample work surfaces and glazed doors that open straight out to the garden, encouraging an effortless transition between indoors and out during the warmer months. Beyond, the garden combines a paved terrace with a lawn area framed by mature trees and established planting, providing an attractive backdrop suited to both quiet mornings and lively gatherings.

Upstairs, the additional bedroom benefits from a broad bay window and a pleasant outlook, its proportions lending themselves to a welcoming and restful atmosphere.

Completing the home, the bathroom features tiled walls and a full-size bath, with a window allowing soft daylight to filter through.

Life here places you within easy reach of a wonderful choice of places to eat, drink and unwind. Just moments away, Casey's Bakery is a favourite for morning coffee and fresh pastries, while Mambow is widely celebrated for its bold Malaysian cooking and warm, relaxed atmosphere. For an easy evening closer to home, The Clapton Hart and The Elderfield are both popular local pubs, each with a loyal following and generous outdoor space. You are also well placed for Clapton Craft's carefully curated beers and a glass wine at 107 Wine Bar. A short walk brings you to Chatsworth Road, lined with independent boutiques, cafés and much-loved restaurants, with its lively Sunday market adding to the sense of local character.

WHAT ELSE?

Green open spaces are plentiful, with Hackney Downs Park close by for open lawns and tennis courts, while London Fields offers its heated lido and lively weekend market. Beyond, the wide expanse of Hackney Marshes provides miles of walking routes and open grassland to explore.

Excellent transport connections place you within a seven minute walk of Hackney Central station and Hackney Downs station, offering swift Overground links across London and direct routes to Liverpool Street, making commuting and city access straightforward.



A WORD FROM THE OWNER...

"For us, it's the living room and the garden that truly set this home apart. The living room is so generous with its grand bay window, beautiful natural light and views of Clapton Pond and the fountain. The mature trees in the park opposite provide both an acoustic shield and a delicious backdrop, changing colours with the seasons. The split-level layout, along with the first-floor bedroom and bathroom, gives the property the feel of a house rather than an apartment. There's enormous flexibility in how the rooms can be arranged and used; over the years we've explored different configurations as our needs have evolved.

The garden is wonderfully peaceful, with open skies, long views, mature planting and a real sense of seclusion. It's our calm and private retreat. It's wider than many gardens in the neighbourhood and has no houses opposite so feels very expansive.

We love Lower Clapton for its exceptional green spaces, as well as the shops, restaurants and pubs. Hackney Downs, Millfields Park, Hackney Marshes and

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