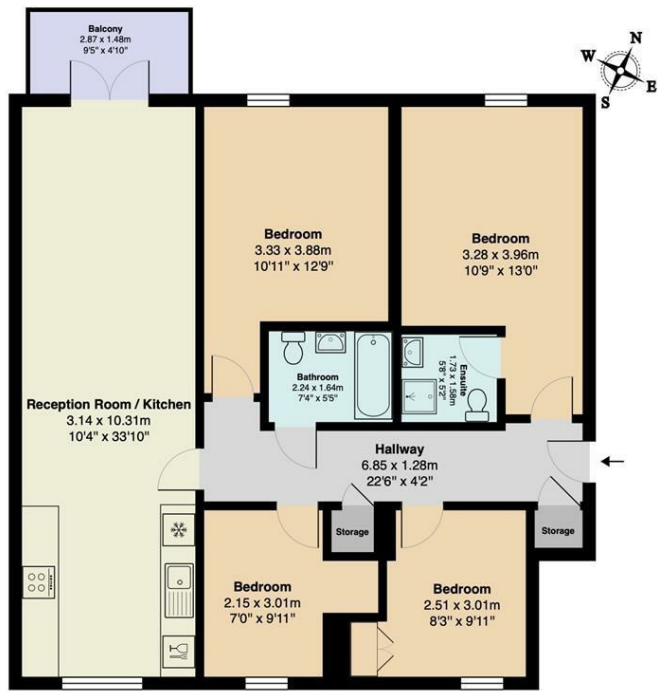
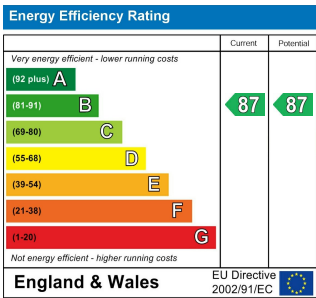




Total Area: 102.2 m² ... 1100 ft² (excluding balcony)  
All measurements are approximate and for display purposes only



## UPPER CLAPTON ROAD, LONDON

£4,250 Per Calendar Month  
4 Bed Flat



### Features:

- Modern 4 Bedroom Apartment
- Private Balcony
- Excellent Natural Light Throughout
- Stylish Open Plan Reception
- Modern Well Equipped Kitchen
- 4 Generous Bedrooms
- Moments From Clapton Overground
- Close To Popular Restaurants, Pubs and Bars

This smart and modern four-bedroom apartment has a private balcony, immaculate decor and a fantastic location in vibrant Clapton. This enviable postcode means you're right in the heart of some of East London's finest action, with the added bonus of plenty of greenery nearby, too.

Transport is also excellent; Clapton station is mere metres away, where commuters can jump on the Overground and be in Liverpool St in less than 20 minutes. It's also within easy reach Dalston, Stoke Newington, Tottenham and Leyton and Walthamstow.

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## IF YOU LIVED HERE....

Thanks to the sheer amount of natural-light, your already sizeable apartment has a fantastic sense of proportion, not to mention a feeling of calm, something you might not have expected to experience being right in the heart of such a thriving area.

The open plan reception room/kitchen has a bright and brilliant feel, with beautiful decor and smart flooring. There's plenty of room for working or relaxing, and the kitchen area will be a delight to use with its modern appliances. All four bedrooms are spacious with pristine decor. One even has an en-suite. The main bathroom is just as sleek and contemporary, too.

On warmer days, enjoy the rooftop view from the balcony. As it's covered, you can even use it rain or shine.

As for beyond, you're surrounded by some brilliant open spaces nearby, from Hackney Marshes to Millfields Recreation Grounds. Getting around on public transport is a breeze, too; Clapton station is a short walk away, where commuters can jump on the Overground and be in Liverpool St in less than 20 mins. It's also within easy reach of Dalston, Stoke Newington, Tottenham and Leyton and Walthamstow thanks to a great bus and cycle infrastructure, while amenities closer to home range from the brilliant Castle cinema to the newly opened Lee Valley Ice Centre.



## WHAT ELSE....

- With so much to see and do nearby it's hard to know where to start! We recommend heading to Sodo Pizza on Upper Clapton Rd for delicious and freshly baked pizza. Fitness fans will be delighted to learn that you are only a few mins on foot from BLOK, a showpiece gym in a converted Victorian tram depot.
- The Lee Valley Riding Centre is a mile away, and runs all sorts of courses for pony-loving amateurs and experts alike.
- The Crooked Billet is your new local, with a vast menu of pub grub and great Sunday Roasts.

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**Reception Room / Kitchen**

10'3" x 33'9"

**Balcony**

9'4" x 4'10"

**Bedroom**

10'11" x 12'8"

**Bedroom**

10'9" x 12'11"



**Ensuite**

5'8" x 5'2"

**Bedroom**

8'2" x 9'10"

**Bedroom**

7'0" x 9'10"

**Bathroom**

7'4" x 5'4"



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