



**Clapton Terrace, London, E5**

**Asking Price £435,000**



## Clapton Terrace, London, E5



A bright and well-presented two bedroom split-level apartment arranged over the top two floors of this purpose built development, offering approximately 794 sq ft (73.8 sq m) of internal accommodation.

The property offers well-balanced living space throughout. The lower level comprises a spacious reception and dining room filled with natural light, with access to an enclosed balcony, a separate modern fitted kitchen, and a welcoming entrance hallway.

Upstairs there are two well-proportioned bedrooms, a modern family bathroom, and a separate W.C., along with useful storage space. The split-level layout provides a clear separation between living and sleeping areas, creating a practical and comfortable home.



Positioned on the upper floors, the property enjoys excellent natural light and pleasant open outlooks across the surrounding area.

The property is situated on Clapton Common and is only moments from the wide open spaces of the stunning Springfield Park. A wide range of local amenities can be found nearby in Clapton and Stoke Newington, including independent cafés, restaurants and shops.



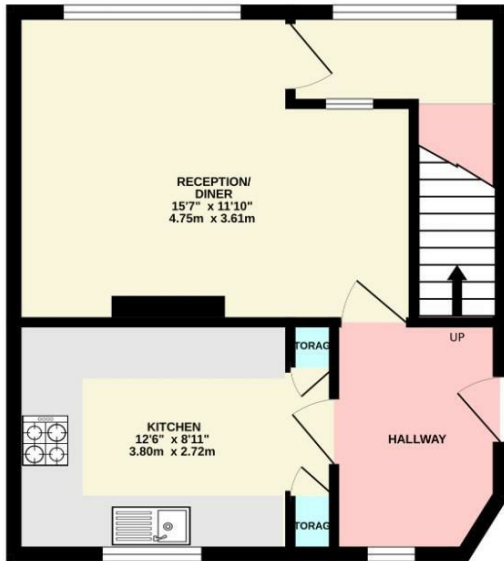
Transport links are excellent with Clapton Overground Station (Overground) within easy reach, offering swift access into Liverpool Street, along with numerous bus routes providing convenient connections across London.



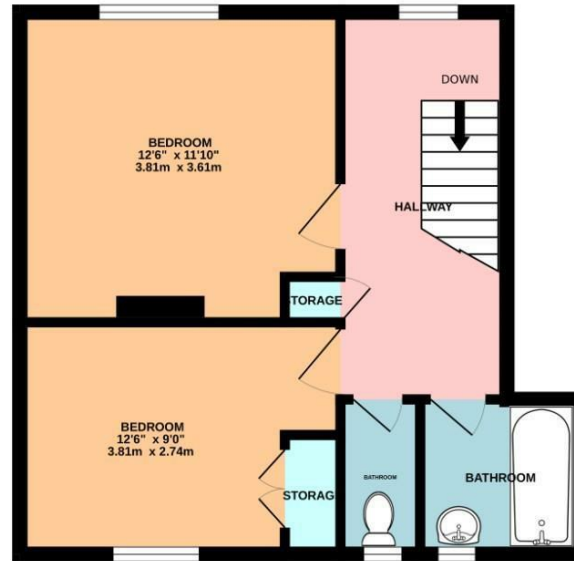
# Clapton Terrace, London, E5



THIRD FLOOR  
386 sq.ft. (35.8 sq.m.) approx.



FOURTH FLOOR  
405 sq.ft. (37.6 sq.m.) approx.



TOTAL FLOOR AREA : 794sq.ft. (73.8 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan 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.  
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### Viewings

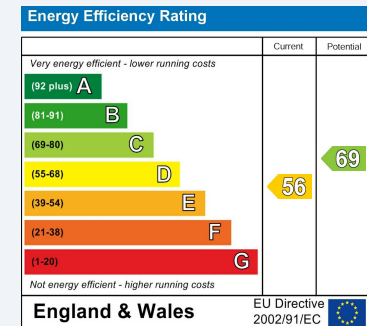
Please contact [StokeNewington@hunters.com](mailto:StokeNewington@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.



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