

Reception
14'2" x 21'9"

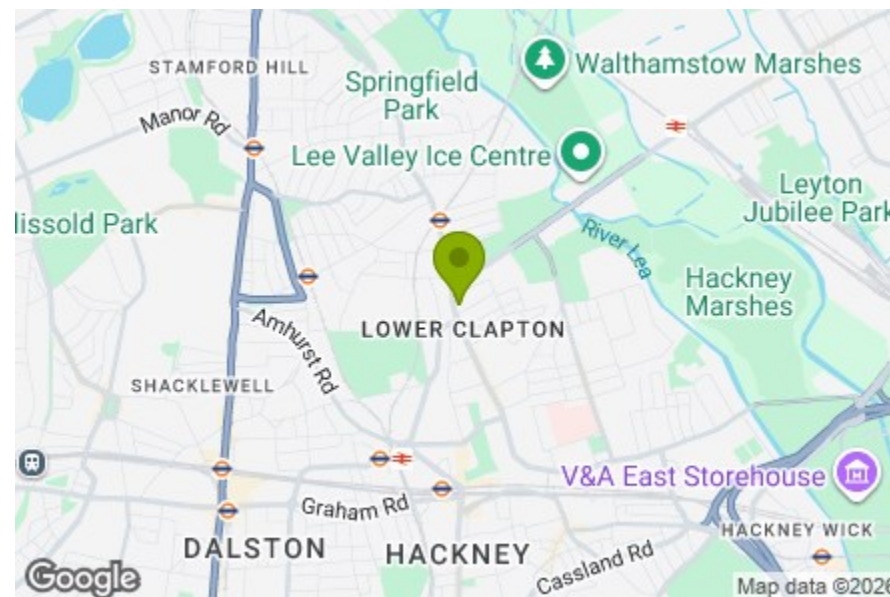
Kitchen
6'1" x 13'2"

Bedroom
13'11" x 10'2"

Bathroom
8'4" x 4'5"

Total Area: 49.3 m² ... 530 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			
(55-68) D		61	64
(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

Asking Price £475,000 Leasehold
1 Bed Flat



Features:

- One Bedroom Conversion
- Beautifully Presented Throughout
- First Floor
- Southwest Facing Reception
- Just off of Clapton Pond

Positioned just off Clapton Pond, this beautifully presented one bedroom conversion sits on the first floor of a handsome period building, right in the heart of Lower Clapton. With Hackney Downs and the wide green sweep of the Marshes close by, and a host of independent cafés and neighbourhood spots on your doorstep, it is a home that offers both connection and calm in equal measure.

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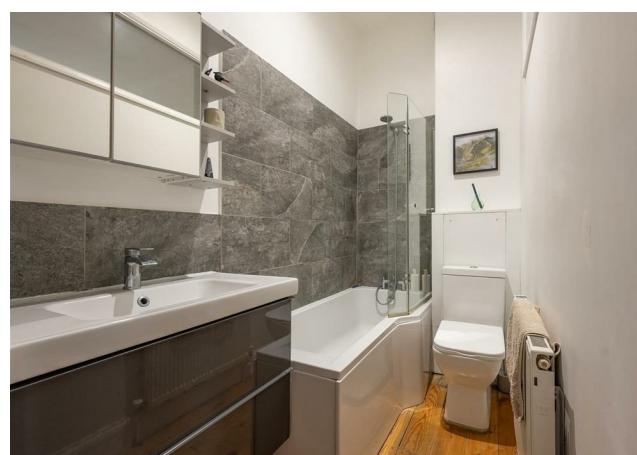
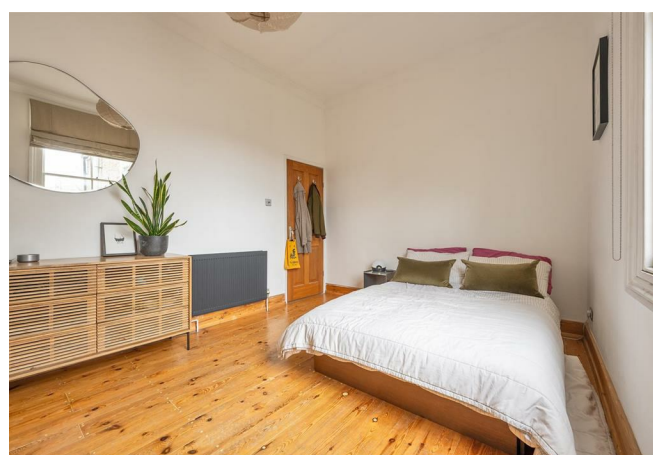
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IF YOU LIVED HERE...

You'd climb the stairs to your first floor home and step straight into a wonderfully light-filled reception. At over 21 feet in length, the southwest facing living space is generous and easy to arrange, with large sash windows drawing in warm afternoon sun across the timber floorboards. Built-in shelving and clean, white walls keep things feeling calm and considered.

Just off the reception, the kitchen is neatly arranged with deep green cabinetry, open shelving and tiled splashbacks, offering a thoughtful blend of character and practicality. It is a space designed with everyday living in mind, compact yet well organised, with everything close to hand.

The bedroom, a calm and welcoming double, sits quietly to the rear, with plenty of space for storage and soft natural light. The bathroom is sleek and contemporary, finished in neutral tones with a full bath and overhead shower. Beautifully maintained throughout, this home feels carefully looked after and ready to

settle straight into.

WHAT ELSE?

A short walk to Millfields Park, Hackney Downs Park and the open green spaces of Hackney Marshes.

Moments from neighbourhood favourites including Casey's Bakery for great coffee and pastries, as well as The Clapton Hart and the Crooked Billet, all within easy reach for relaxed evenings and weekend catch ups.

Well connected with direct routes to Liverpool Street Station via Clapton Overground Station, and bus links to Central London and across East London for an easy daily commute.



A WORD FROM THE OWNER...

"Really well connected, easy access to stoke newington, dalston etc. Loads of green space in the area, we love walking our dog on hackney downs and in the marshes. Some excellent coffee spots in Clapton including our personal favourite Lodestar. We have super friendly neighbours, very easy to get along with. Someone is always around to help out or to stop for a chat. "

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