

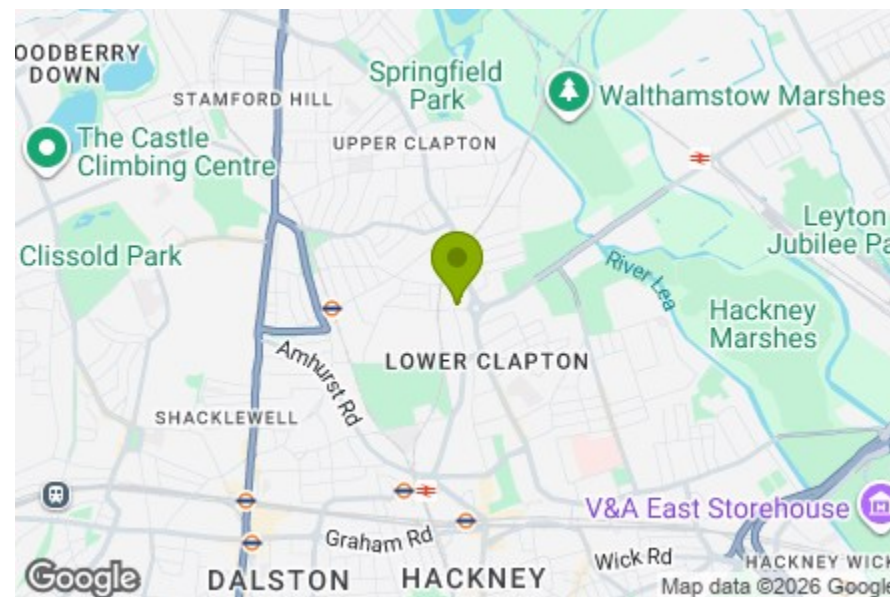
Reception
15'7" x 11'9"

Kitchen
8'11" x 11'9"

Bedroom
9'4" x 14'5"

Bedroom
8'2" x 10'8"

Bathroom
6'9" x 8'9"



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	71	72
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



KENNINGHALL ROAD, CLAPTON

Offers In Excess Of £435,000 Leasehold
2 Bed Apartment



Features:

- Two Bedroom Apartment
- Third Floor/ Top Floor
- Beautifully Presented
- 70 sq.mt
- Moments Away from Clapton Station
- Gated Parking Available
- Bicycle Storage

This third-floor apartment is arranged with a generous and well-balanced design extending to around 70 square metres, providing a comfortable and thoughtfully composed home. With two bedrooms and a bright, welcoming interior, it presents a harmonious blend of space and style. Situated just moments from Clapton Station, it ensures excellent connectivity while placing you within easy reach of the area's vibrant mix of green spaces, eateries and cultural highlights. Beautifully presented throughout, it is an appealing choice for those seeking a ready-to-move-into property in a convenient setting, equally suited to relaxed living and entertaining.

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IF YOU LIVED HERE...

The property forms part of an attractive period-style building, its brick façade and architectural detailing lending a distinctive charm. Residents benefit from allocated off-street parking for peace of mind, while bicycle storage is also available within the grounds. Inside, the hallway sets a practical tone with two built-in storage cupboards, ideal for everyday essentials. From here, all rooms are easily accessed, creating a natural flow throughout the home. The reception is a generous and welcoming space, enhanced by a skylight and a further casement that together fill the room with daylight. Soft carpeting and a neutral finish ensure a versatile backdrop for relaxing or entertaining. Adjoining the reception, the kitchen is equally light-filled, offering ample cabinetry and broad work surfaces. There is also scope to introduce a breakfast bar or small dining table, adding to its flexibility. Both bedrooms are comfortably proportioned and benefit from excellent daylight. The larger of the two enjoys the advantage of dual aspects, creating an especially airy atmosphere. The second bedroom is equally appealing, with its skylight providing a bright quality and a simple décor that offers a ready canvas for personalisation.

Completing the layout, the bathroom includes a bath with overhead shower and a built-in storage cupboard. Natural light filters in from above, while the bold tiled wall creates a striking focal point to the space. Set within a lively corner of Hackney, the residence is surrounded by a rich mix of green spaces, eateries and cultural landmarks. Hackney Downs Park is reached in around ten minutes, offering wide open lawns and sports facilities, while Springfield Park provides riverside walks and views across the Lea Valley. The neighbourhood is home to a host of independent favourites including The Vincent for relaxed dining, Fig House for modern Mediterranean flavours, and Paalaette with its inventive menu. For a welcoming pub atmosphere, The Clapton Hart is only a couple of minutes from your door. Local heritage shines through at the striking Round Chapel, now a hub for performances and community events.

WHAT ELSE?

Travel connections are well within reach, with Clapton Station just 5 minutes away for swift journeys into central London. Rectory Road is also within a 10-15 minute walk, while Hackney Downs can be reached in around 15 minutes, providing further Overground links across the city. Together, these routes make commuting and exploring London both straightforward and convenient.



A WORD FROM THE OWNER...

"I lived here for over 15 years and I was always very happy in the flat. I loved the space and the storage, the light from the skylights and it's actually pretty peaceful up here on the top floor! It's also really close to Hackney Marshes and Lee Valley and there are loads of nice places to eat and drink. Shopping in the variety of local grocers is great too."

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