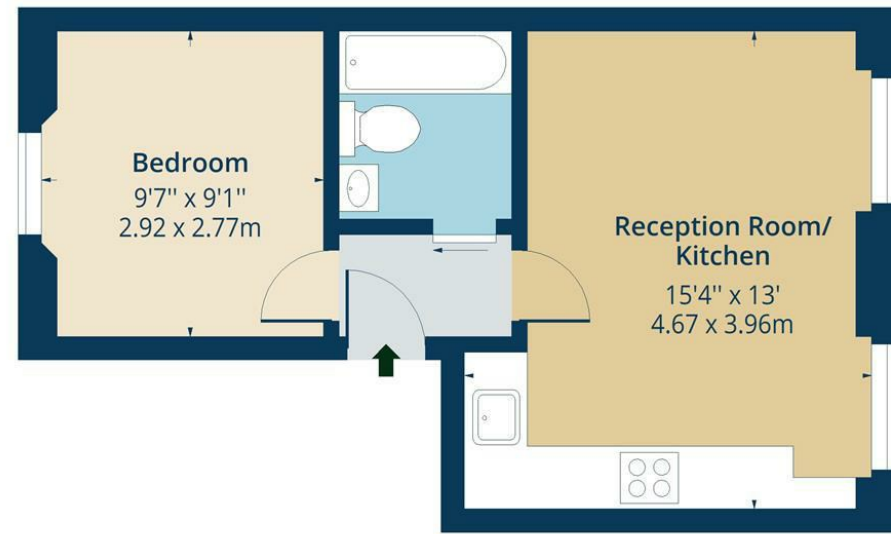


Lower Clapton Road  
Approx. Gross Internal Area 330 Sq Ft - 30.66 Sq M



### First Floor

Floor Area 330 Sq Ft - 30.66 Sq M

For Illustrational Purposes Only - Not To Scale  
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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.



## £300,000 Leasehold

A superbly located, one double bedroom apartment converted from the first floor of an imposing period property. Internally the apartment is very well maintained and offers a spacious east facing, open plan reception room with a modern integrated kitchen and space for dining as well as a contemporary bathroom and a double bedroom.

This stunning apartment is located close to Mare Street, London Fields and Hackney Downs and offers quick access to pubs, restaurants, bars, and shops. Nearby transport links include Hackney Central, Hackney Downs and Homerton Overground providing quick access to The City and Central London.

Chatsworth Road is very close by, which has a vibing Sunday market, and a wide range of quality bars, pubs, cafes & restaurants in walking distance. There's lots of independent retailers, delis and parks nearby, which is perfect for weekend strolls. In summer



While we endeavor to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to confirm the position for you. Particularly if contemplating traveling some distance to view the property. All room sizes have been measured with an electronic sonic tape, the accuracy of which cannot be guaranteed. You are advised to make your own checks before contemplating a purchase, especially if an exact measurement is of particular importance to you.

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