


ASKING PRICE

# £535,000 Leasehold

## Upper Clapton Road

London, E5 9BU

## PROPERTY SUMMARY

Stunning Three-Bedroom Top-Floor Apartment with 13m Private Terrace

Castles are delighted to offer this truly stunning three-bedroom top-floor apartment, set within a small, modern development in the heart of Clapton.

Finished to an exceptionally high standard, the apartment boasts a very large reception room with a stylish open-plan Italian fitted kitchen, complete with integrated appliances. There are three generous double bedrooms, with the principal bedroom benefiting from a contemporary en-suite shower room, in addition to a separate family bathroom.

The property also benefits from underfloor heating throughout and, undoubtedly one of its standout features, an impressive 13-metre-long private terrace — a fantastic space for entertaining, relaxing or enjoying al fresco dining.

The apartment is ideally positioned for the vibrant lifestyle that Clapton has become known for, with an excellent selection of independent bars, pubs, cafés and restaurants close by. Local favourites include Crooked Billet, The Clapton Hart, Sodo Pizza Clapton and My Neighbours the Dumplings - Clapton, offering plenty of options for dining and socialising.

Clapton Overground Station is also close by, providing excellent transport links and making this an ideal home for commuters, while the surrounding area offers the perfect blend of contemporary city living and a lively local community.

A beautifully designed and exceptionally spacious home, combining high-quality interiors, three double bedrooms and an outstanding private terrace in one of East London's most sought-after neighbourhoods.

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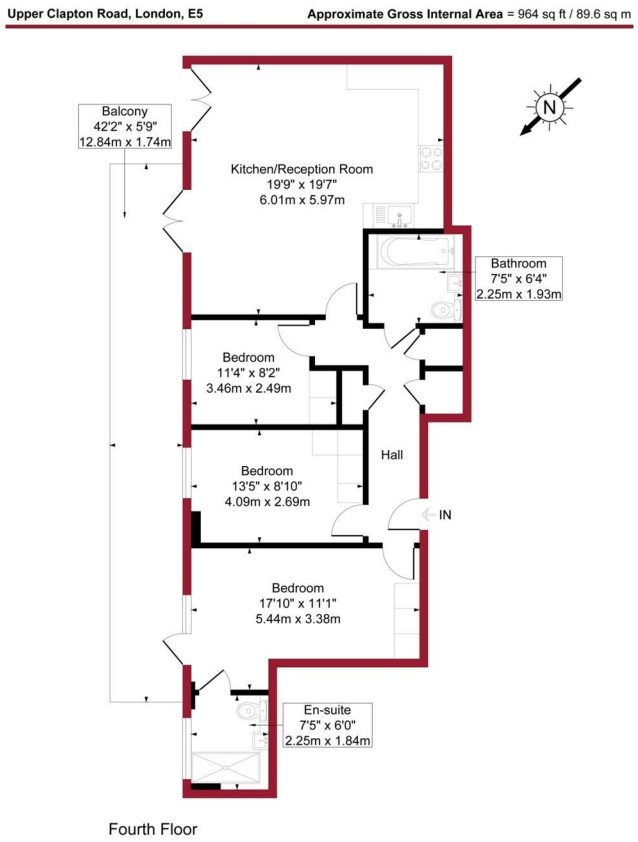
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Transport
The area is served well through a network of local bus routes and train services. (Hackney Downs Main Line Station into Liverpool Street and Homerton & Hackney Central Stations on the North London Line

Shopping And Leisure
A diverse selection of shops, restaurants, bars and cafés accompanied by an array of local heritage sites, theatres and recreational facilities can be sourced locally.

Directions to the office
If you are visiting the office by car you will find parking in the side roads off Lower Clapton Road or pay & Display directly outside our office in Median Road. (Turn into Powerscroft Road(one-way) and right again into Median Road).






Apartment

Leasehold

**Council:** Hackney

**Council Tax Band:** E

**Lease Remaining:** 245 years

**Service Charge:** £4,560.00 pa

**Ground Rent:** tbc

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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