

# HUNTERS®

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## Clapton Common

London, E5 9AN

£2,195 Per Month



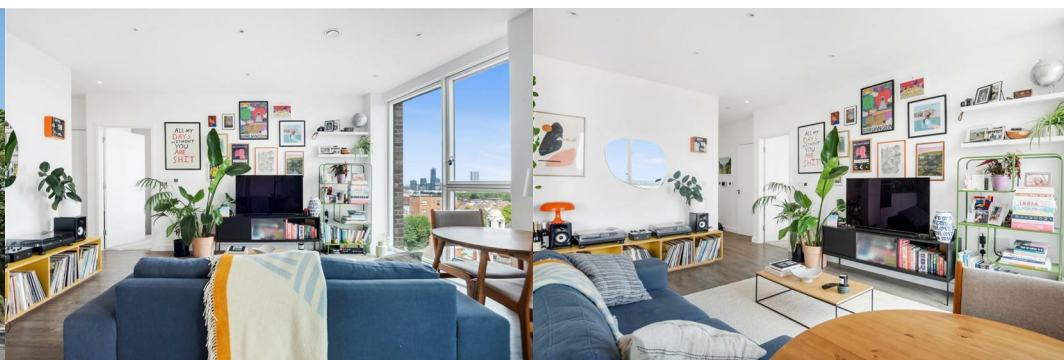
A bright and stylish one-bedroom apartment with private balcony and far-reaching views, set on the sixth floor of a modern lift-serviced building on Clapton Common, E5.

Occupying approximately 605 sq. ft. (56 sqm.), this beautifully presented apartment offers generous proportions, contemporary finishes and superb natural light throughout. The open-plan reception/kitchen is an impressive space, featuring floor-to-ceiling windows, wood-effect flooring, and seamless access to a private covered balcony – ideal for enjoying the open aspect and skyline views.

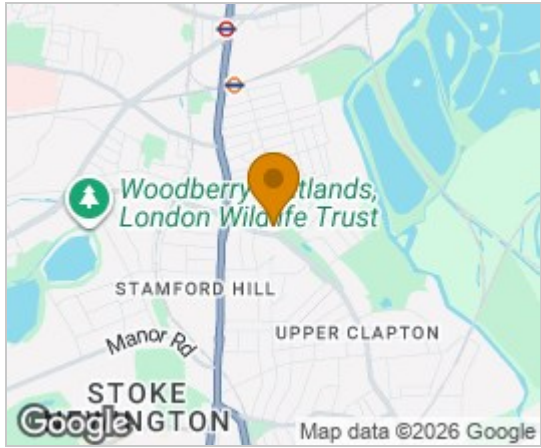
The sleek, handleless kitchen is fully integrated with clean white cabinetry and modern appliances, while the spacious living and dining area offers ample room to relax and entertain.

The double bedroom is well-sized, with large windows and built-in storage, and the bathroom is finished to a high standard with neutral tiling, bath with shower over, and a wall-mounted vanity unit.

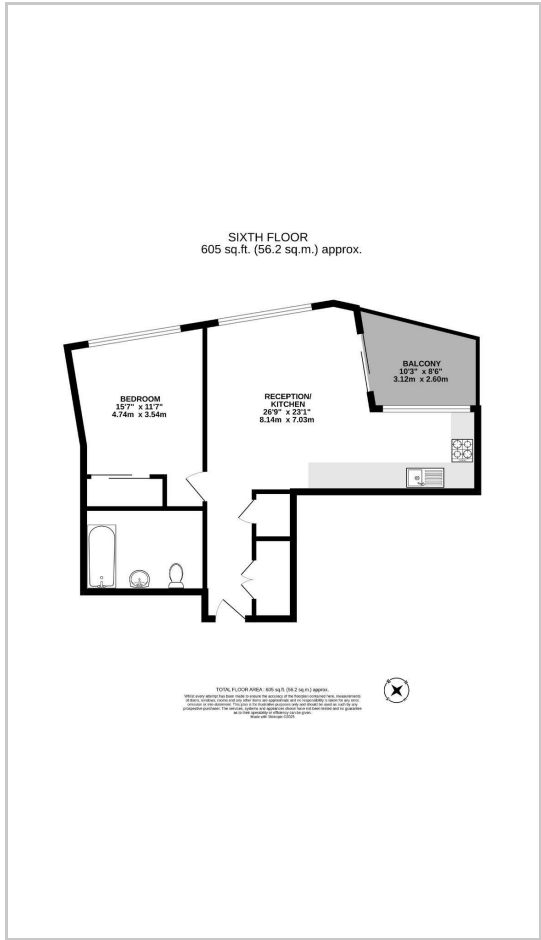
Available to view by appointment only, the apartment also benefits from underfloor heating, excellent energy efficiency, a secure entry system, and lift access.



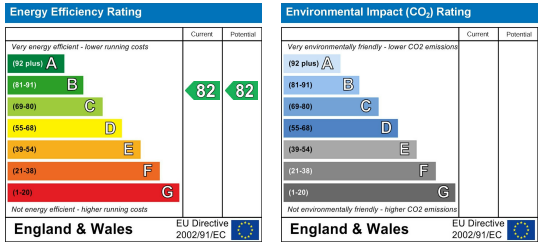
## Area Map



## Floor Plans



## Energy Efficiency Graph



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.