



## Clapton Common, London, E5

- One bedroom apartment
- Sixth floor with lift access
- Modern bathroom
- Close to transport links
- Private balcony
- Open-plan with floor-to-ceiling windows
- Located on Clapton Common
- Close to local amenities

**Asking Price £400,000**



# Clapton Common, London, E5

## DESCRIPTION

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.

Peregrine Court is a modern development situated directly on Clapton Common, with easy access to local green spaces, independent cafés, and everyday amenities. Transport links are excellent, with Clapton Overground Station just a short walk away, and additional nearby connections at Seven Sisters Station (Victoria Line and National Rail), providing swift access into the City, West End and beyond. Numerous bus routes also serve the area.

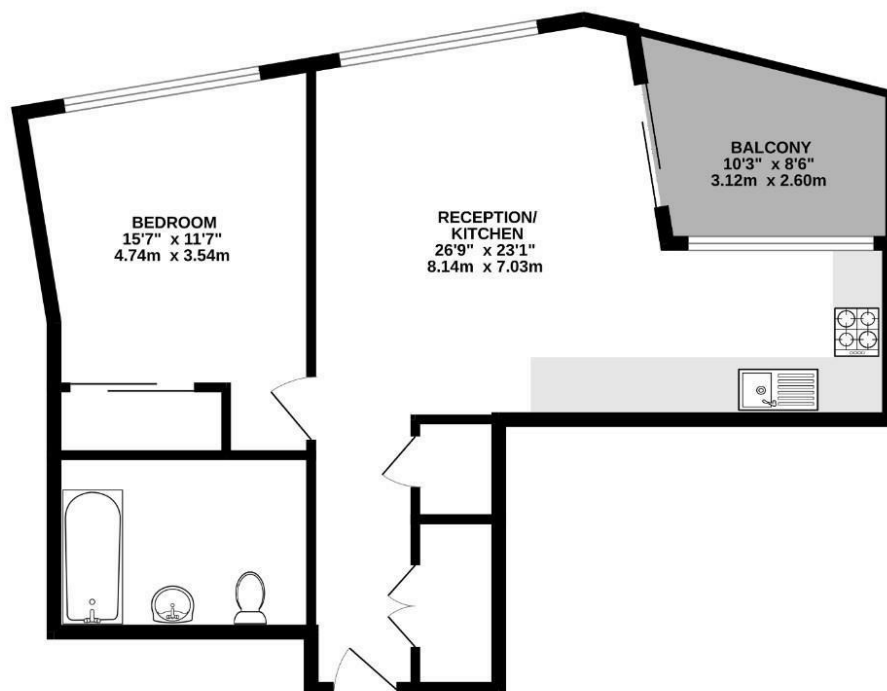
This bright and low-maintenance home is ideal for first-time buyers, professionals or investors looking for a well-located and stylish apartment in E5.







SIXTH FLOOR  
605 sq.ft. (56.2 sq.m.) approx.



TOTAL FLOOR AREA: 605 sq.ft. (56.2 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan 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.  
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### Viewings

Please contact [hunters.stokenewington@hunters.com](mailto:hunters.stokenewington@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            | 82                      | 82        |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

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.