



Clapton Terrace, London

- Beautiful two bedroom apartment
- Close to 1,000 sq.ft of internal accommodation
- Sole use of Patio garden and access to communal garden
- Set within a Grade II listed building
- Access to Stamford Hill & Seven Sisters stations
- Share of Freehold

Price £650,000

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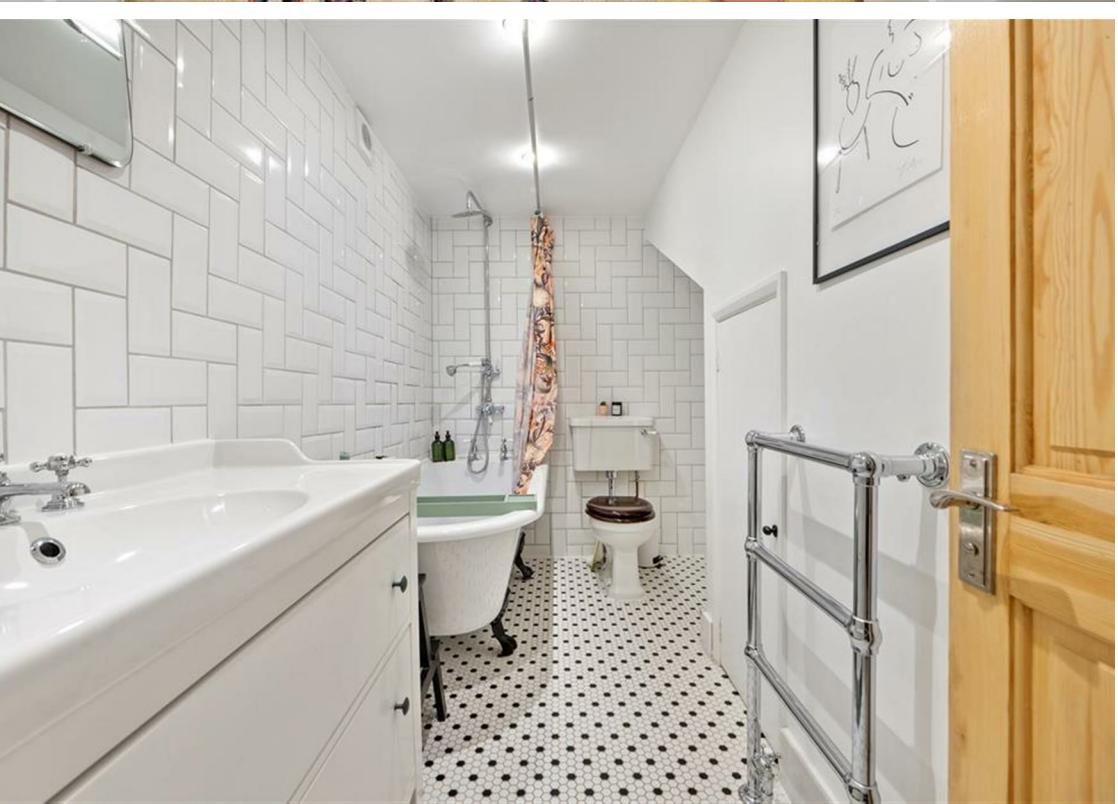
Clapton Terrace, London

DESCRIPTION

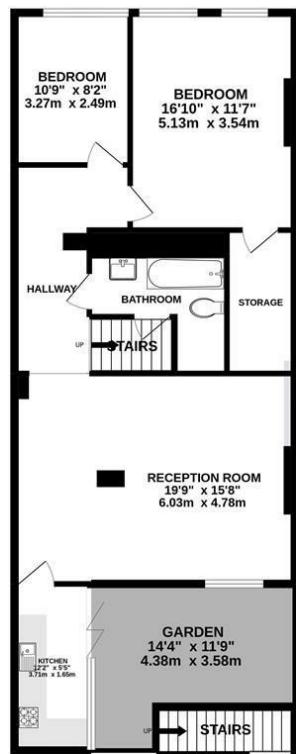
Set within a stunning Grade II listed, five storey, flat fronted Georgian Terraced house, this stunning two bedroom lower ground floor flat benefits from a shared freehold, light and airy accommodation, original features and private patio garden and communal garden. Rarely available on the open market, this amazing property comprises, breath-taking communal entrance, large reception room, separate galley kitchen, master bedroom, double guest bedroom, modern bathroom, private patio garden and communal garden.

Clapton Terrace is truly one of the area's most stunning set of buildings taking you back to the mid 1700's with its fabulous architecture and timeless features. Transport links include, Stamford Hill Station (National Rail), Seven Sisters Station (Victoria Line) and a variety of Bus routes into the City and West End.

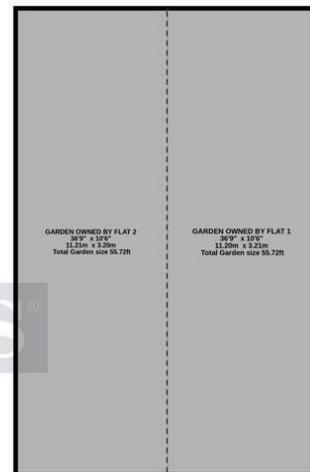
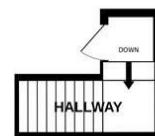




LOWER LEVEL



GROUND FLOOR



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TOTAL FLOOR AREA: 926 sq ft. (86.0 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplans 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 condition can be given.
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Viewing

Please contact our Hunters Stoke Newington Office on 0207 2497 499 if you wish to arrange a viewing appointment for this property or require further information.

185 - 187 Church Street, Stoke Newington, London, N16 0UL

Tel: 0207 2497 499 Email:

hunters.stokenewington@hunters.com www.hunters.com



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)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		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.

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