



Clapton Terrace Clapton, London E5



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# Clapton Terrace

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Stunning two bedroom period conversion with fabulous shared garden.

#### DESCRIPTION

This superb property is set on the second floor of an attractive Grade II listed four storey Georgian house, boasting period features, solid wood flooring and generous living and entertaining space.

The accommodation comprises a huge living room with fireplace; separate kitchen-diner, stylish modern bathroom with shower over the bath and two beautiful double bedrooms. There is also a useful understair storage cupboard. To the rear is a wonderful leafy 80' (approx) shared rear garden with a sunny south-westerly aspect, lawn and replete with mature trees and shrubs.

The green open spaces of Springfield Park, Walthamstow Marshes and the River Lea are just moments away, as are the shops and supermarkets of Stamford Hill. There are excellent transport links to The City & West End with numerous good bus routes, and trains from stations at Stamford Hill (Overground), Seven Sisters (Victoria Line), Manor House (Piccadilly Line) and at Clapton & South Tottenham (Overground.)

Share of Freehold

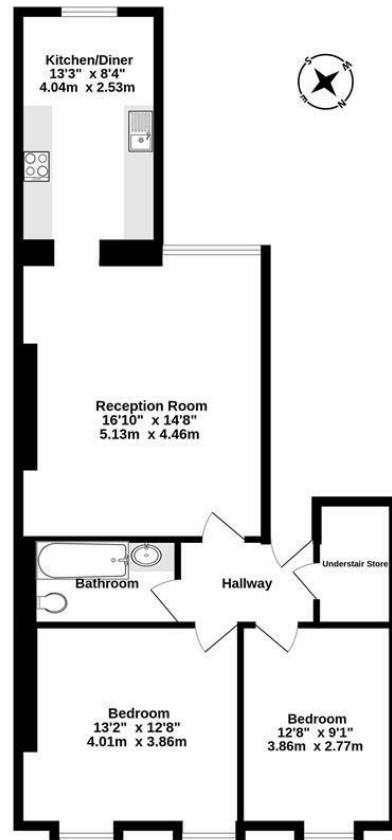
**£650,000**








Second Floor  
733 sq.ft. (68.1 sq.m.) approx.



TOTAL FLOOR AREA : 733 sq.ft. (68.1 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		75	83
(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	

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n16@nextmove.com  
020 7254 9709  
63-65 Stoke Newington Church Street,  
London N16 0AR

nextmove.com