



St John's Mansions, Clapton Square E5

Popular park facing, two double bedroom apartment on Clapton Square.

St John's Mansions is a charming Victorian, share of freehold property in the heart of Lower Clapton village conservation area, one of the fastest growing areas for capital appreciation in London.



2 RECEPTION ROOMS



2 BEDROOMS



1 BATHROOM



SHARE OF FREEHOLD



819 SQ FT



**GUIDE PRICE
£750,000**



The property

This bright and spacious apartment (819sqft) enjoys consistently high ceilings of over 3m, and is top floor with elevated views through large double glazed sash windows.

A welcoming entrance hall has traditional timber floorboards providing access to the kitchen, bathroom, two double bedrooms and sitting room. The kitchen was recently refurbished and is presented to a high standard. There is a built-in pantry cupboard.

A contemporary style bathroom has been fitted with metro style tiles, bath tub and shower. The sitting room enjoys a number of traditional period features, including cornicing and an original Victorian fireplace with timber mantle. Its two south-west facing sash windows enjoy unobstructed views over the adjoining park.

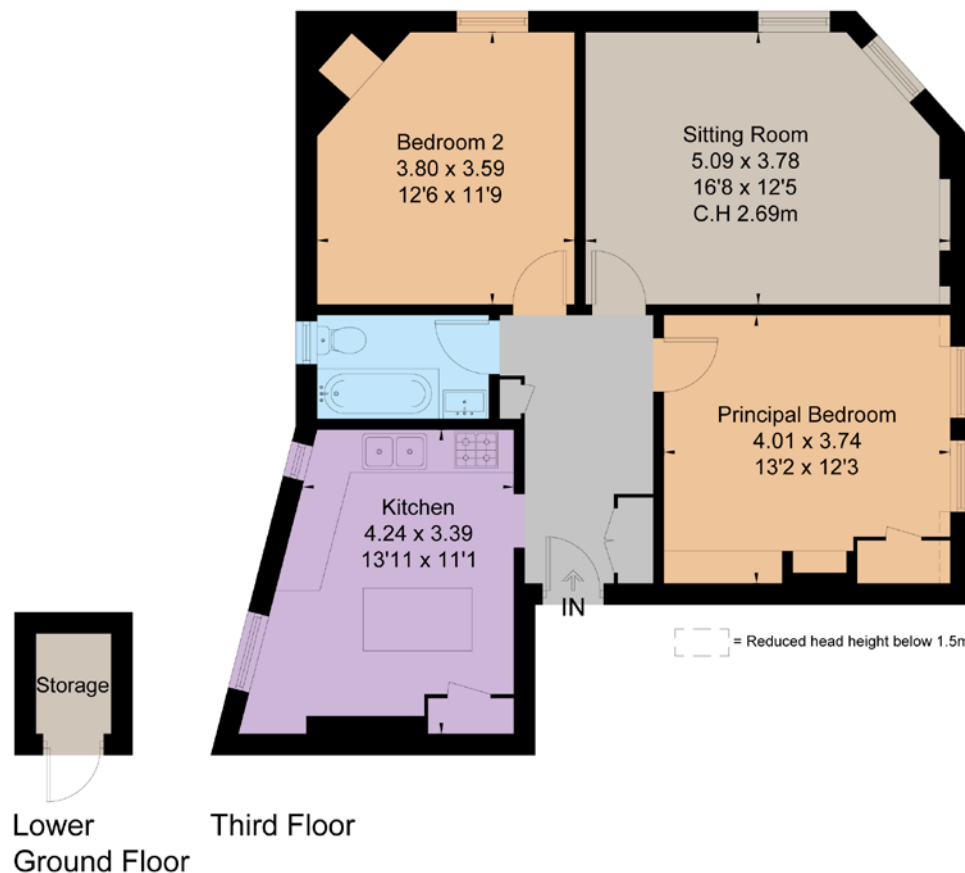
The principal double bedroom has an original Victorian fireplace and large double-glazed sash windows. The guest double bedroom is of equal size and enjoys park views. There is separate storage with lockable bicycle storage.

In all, this is an extremely well presented, share of freehold apartment ideally suited for first time buyers, investors or those looking for a pied-à-terre.





Approximate Floor Area = 76.1 sq m / 819 sq ft
 Storage = 1.5 sq m / 16 sq ft
 Total = 77.6 sq m / 835 sq ft



Outside

Clapton Square is in the heart of Lower Clapton village, a park facing apartments popular and in high demand for its proximity to open green space, views, quiet atmosphere and attractive period architecture. All within striking distance of the local shops, pubs, cafes and restaurants in Hackney Central, Lower Clapton Road and Hackney Downs.

There are excellent transportation links from Hackney Downs 0.9 miles and Hackney Central 0.4 miles, London Fields 0.9 miles to Liverpool Street Station (the City of London) and Highbury & Islington, respectively. There are also a number of outstanding schools in the area.

Floorplans

House internal area 819 sq ft (76 sq m)
 For identification purposes only.

General

Tenure: Share of freehold - Lease (968 years unexpired)

Local Authority: London Borough of Hackney

Broadband: Fast

Service Charge: £960 p.a. (inc. buildings insurance)

Council Tax: C **EPC:** Rating: E

Services: Mains water, electricity, drainage,

Fixtures and Fittings: Certain items are excluded from the sale, but may be available by separate negotiation.

Parking: On-street permits are available from the local authority at additional cost.

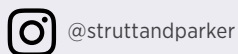
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