



CLARENCE PLACE, LONDON, E5
£1,350,000 FREEHOLD

AN EXCEPTIONAL AND RARELY AVAILABLE GRADE 2 LISTED THREE DOUBLE BEDROOM GEORGIAN HOUSE

Hackney | 020 8986 4216 | hackney@winkworth.co.uk



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DESCRIPTION:

An exceptional and rarely available Grade 2 listed three double bedroom Georgian house

In the heart of the vibrant and historic Clapton Square Conservation Area in E5, this lovely Grade 2 listed house, built c. 1820, spans four floors and presents a rare opportunity. With only three owners in the past century, it has been cherished and carefully restored over time, retaining its historical character, inviting ambiance and original features throughout. The house has an array of original elements, including cornices, fireplaces, built-in cupboards, balcony, floor-to-ceiling windows and working sash shutters. The warmth of original floorboards flows almost seamlessly throughout, adding a touch of timeless elegance.

The well-appointed interior accommodates three generously sized bedrooms, offering both comfort and versatility, dual aspect sitting room, kitchen and dining room, family bathroom and an ancient 'privy'. There is plenty of scope to update and make this place your own. With open views to the south, and over leafy gardens to the rear, the living spaces are bathed in natural light. The delightful rear garden provides a tranquil retreat for outdoor enjoyment and entertaining.

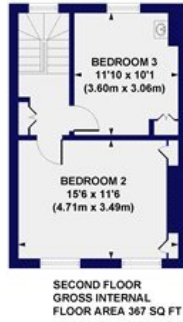
Clarence Place is a quiet street in a prime location with an abundance of local amenities and excellent transport links. The neighbourhood offers a unique blend of trendy urban living and historical charm, with an eclectic mix of independent shops, cafes, and cultural venues that define the area's character. Clapton Square and St John's gardens are close by, Downs Park and the River Lea a short stroll away. With convenient access to public transport, including bus routes and nearby train stations, commuting to the city centre and beyond is easy.

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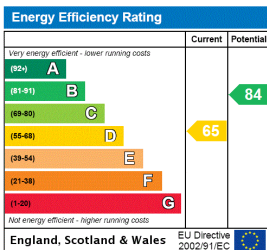
Clarence Place, E5
 Approx. Gross Internal Floor Area 1498 sq. ft / 139.21 sq. m



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This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.



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