



FLAT 39, BEAUMONT COURT, UPPER CLAPTON ROAD, LONDON, E5  
£450,000 LEASEHOLD

## A SPACIOUS TWO DOUBLE BEDROOM APARTMENT IN HACKNEY

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## DESCRIPTION:

An impressive two bedroom apartment occupying the third floor of a 1920's Art Deco block. This fantastic property spans close to 700 sq/ft and offers two double bedrooms, an integrated bathroom suite, kitchen and separate bright and spacious reception room.

A short commute from lots of shops and cafes on Lower and Upper Clapton Road, and the popular Crooked Billet pub. Chatsworth Road Market is also nearby with Hackney Central just down the road where there is a large five screen Picturehouse Cinema, highly regarded Hackney Empire theatre, and live music venues Oslo House and the Moth Club. The apartment is in very close proximity to the very popular gym 'Blok', and minutes from Clapton Station, which will take you to Liverpool Street Station in ten minutes.

The block is very friendly with lots of families and young professionals. It has strong community feel. There is a well maintained communal garden and gated off street parking. The flat is also surrounded by several beautiful public parks including Millfields Park, Walthamstow Marshes, Springfield Park and Hackney Downs.

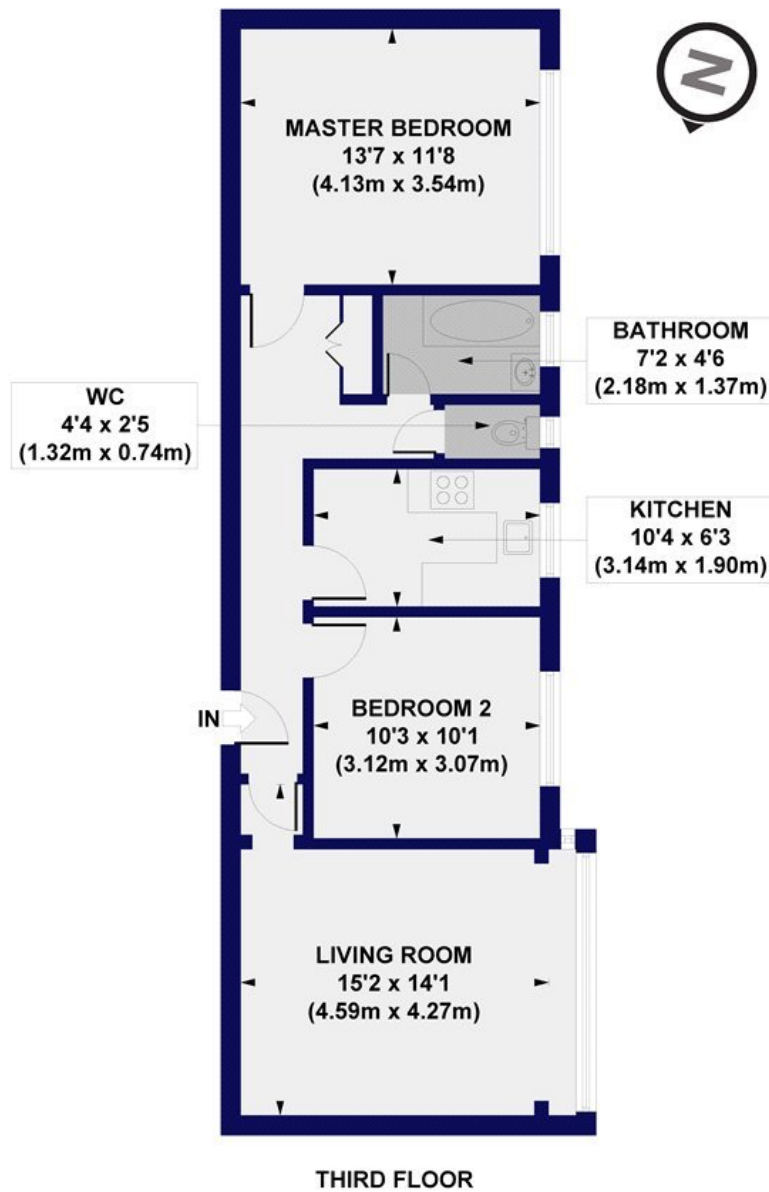
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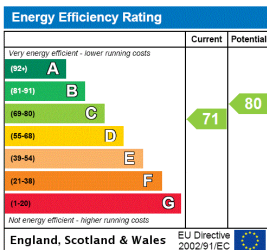
**Beaumont Court Upper, Clapton Road, E5**  
 Approx. Gross Internal Floor Area 693 sq. ft / 64.36 sq. m



All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and do not constitute any warranty or representation by the seller, their agent or CP Creative. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of the information contained in these plans. This plan is for illustrative purposes only and should be used as such by any prospective purchasers.

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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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