

## Beaumont Court, E5

**£400,000** Leasehold

### 2 Bedroom Apartment

722 sq ft (approx)

#### Key Features

- Large living room
- Two double bedrooms
- Close to amenities
- Modern kitchen
- No Chain
- Long lease

### Property Description

Occupying part of the third floor of this imposing Art deco purpose-built development, is this beautifully appointed and proportioned apartment with a passenger lift and communal gardens. Bathed in natural light and enjoying neutral decor, the property is composed of an inviting reception hall with extensive storage, two double bedrooms, a modern bathroom with separate w/c, large living/entertaining space, and a modern fitted kitchen. Enviably located seconds from

Clapton BR station offering swift City access. A host of amenities on Lower Clapton Road and Stoke Newington High Street are close by as well as the glorious open spaces of Millfields Park and the River Lea.

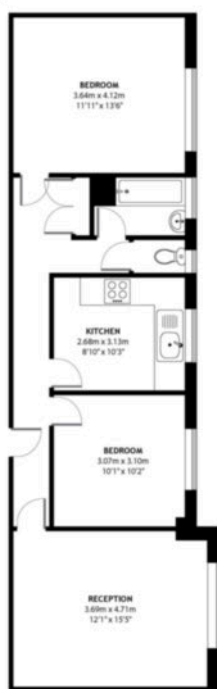
Further Material Information available, please request from relevant branch.



## Floorplan

### UPPER CLAPTON ROAD E5

Approximate Gross Internal Area  
67.10 m<sup>2</sup> / 722.26 sq<sup>ft</sup>



## Council Tax Band: B

## Energy Rating

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(82+) A		
(81-81) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



## Hackney Office

336 Mare Street, Hackney, London, E8 1HA  
020 8525 7788 hackney@keatons.com



Every attempt has been made to ensure accuracy, however all measurements are approximate and for illustrative purpose only. In accordance with The Consumer Protection from Unfair Trading Regulations the following particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only.