





Easthaus



 — Offers In Excess of £300,000

 — Apartment

 — 1 Bedroom

 — 1 Bathroom

 — Circa 310 sqft

Clarence Mews, E5

Set within a smart period conversion on a quiet mews, this one-bedroom apartment offers a clean, contemporary aesthetic. The layout has been thoughtfully designed to maximise space and light, providing a turn-key home in a prime E5 location. The property further benefits from a share of freehold and is offered with no onward chain.



Easthaus



The heart of the apartment is a functional open-plan living area, anchored by two large double-glazed windows overlooking the mews and flooding the space with natural light. Wood flooring runs throughout, creating a seamless transition into the kitchen, which is finished with minimalist white cabinetry and integrated appliances.

The bedroom is well-proportioned with space for full-width, floor-to-ceiling wardrobes. The bathroom is fully tiled in natural stone and fitted with a full-sized bath and a rainfall shower.

Furthermore, an outdoor patio is accessed directly from the living space, offering a private and practical area for outdoor use.

Area

Clapton is known for its community feel, and the area is home to a number of great independent shops, cafes and eateries, with some immediate hotspots including: The Square, Charles Artisan Bread, The Mad Atelier, The Chesham Arms, Conservatory Archives and The Crown. The neighbourhood offers local markets, independent breweries, fantastic eateries such as popular Chinese restaurant Lucky & Joy and plenty of boutique shops.

This apartment is conveniently located just a short walk from the green open spaces of Hackney Downs and popular Mare Street. Median Road is also close by which is renowned for its variety of independent pubs, cafes and shops.

Hackney Central Overground and Hackney Downs Rail Station are approximately 0.3 miles away, providing easy access to Liverpool Street Station, Stratford Station, Highbury & Islington, as well as across to West London. There are also a number of well-connected bus routes running from Lower Clapton Road that provide easy access to the rest of London.

Details

Tenure: Share of freehold with an accompanying lease of circa 112 years remaining

Service Charges: circa £805.48 pa

Local Authority: Hackney

Council Tax: Band B

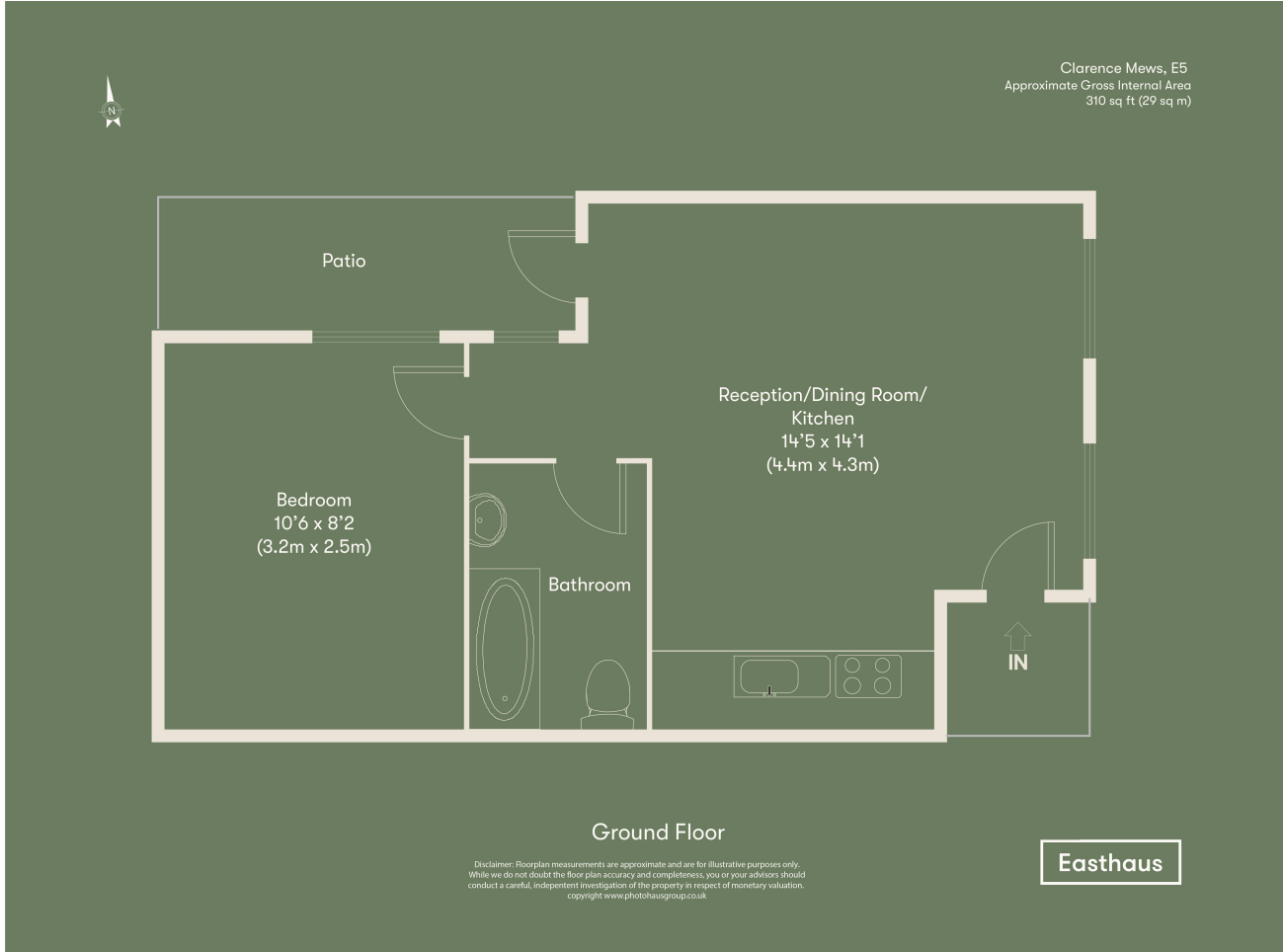
EPC: Band C



Easthaus



Easthaus



Important notice:

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Easthaus Limited in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Easthaus Limited nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agent(s), seller(s) or lessor(s). 2. Photos and floorplans: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations, etc.: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. Particulars dated 30th October 2025. EastHaus Limited is registered in England with registered number 10275389. Our registered office is The Oast, New Road, East Malling, Kent, ME19 6BJ.

