

INIGO



Clapton Terrace

LONDON E5

£500,000 SHARE OF FREEHOLD

Set on the magnificent Grade II-listed row of Clapton Terrace, Upper Clapton, this particular apartment maintains a close relationship with its 18th-century pedigree. Inside, carefully restored period cornicing contributes to a distinguished heritage palette of wood panelling, cast-iron fireplaces, and a refined selection of paints. Exceptionally positioned, the apartment offers leafy outlooks over Clapton Common, while its proximity to Springfield Park, the River Lea, and Walthamstow and Hackney Marshes provides an enduring connection to nature. Stoke Newington and its village-like feel lie a short walk to the west.

Setting the Scene

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Clapton Terrace, together with the parish church of St Thomas and the green expanses of Clapton Common, forms the Clapton Common Conservation Area. The terrace, comprising some 17 houses constructed at the end of the 18th century, has been described as a 'remarkable survival' and is one of Hackney's earliest examples of terrace housing still in existence.

The elegant stock brick façade is archetypal of Georgian style: tall sash windows sit below gauged flat brick arches, and the front door is framed by a spoked fanlight in a deep, panelled reveal, Doric columns and a dentil cornice within an open pediment.

The Grand Tour

This apartment is a truly exceptional survival of its kind and occupies the first floor. A maroon-coloured front door – a complementary contrast to the elaborate, cream-coloured door-case – opens onto a communal hallway defined by the earthy colour wash of exposed plaster. An elegant staircase rises to the first floor.



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Beyond the welcoming, blue-painted entrance hall, and at the front of the plan, a generous reception room houses both the kitchen and the living space. Previously the drawing room when the house was whole, the room retains many of the extravagant characteristics of the piano nobile: light floods in through three tall sash windows, drawing out the varied ochre-yellow hues on the walls. Elegant dentil cornicing has been painstakingly reinstated above, and wide oak floorboards run underfoot. On one side, a period cast-iron fireplace with a marble surround grounds the living space, while an internal glass partition – designed to match the panelling on the walls – serves to delineate the kitchen.

Painted the same shade as the walls, a run of kitchen cabinets is paired with a stainless-steel countertop, an electric hob, and custom-made shelving. A dining area by the window makes the best use of space and draws attention to the mature trees outside.

At the rear of the apartment is the bedroom, replete with sophisticated period detailing. A sash window with a romantic window seat overlooks the lush neighbouring gardens, and wardrobes built into the fireplace alcoves provide plenty of storage. Beautiful egg-and-dart cornicing traces the ceiling, painted the same soothing cream as the joinery. Next door, the bathroom has a bathtub fitted with an overhead shower and simple white tiling.

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Out and About

With plenty of green space, Clapton Terrace borders Clapton Common, and Springfield Park is just down the road; the expansive Walthamstow and Hackney Marshes are a short walk away.

A 15-minute walk brings you to much-loved Stoke Newington Church Street, home to The Spence Bakery, Whole Foods and The Good Egg, as well as many other culinary delights. Lower Clapton runs south from Clapton Pond toward Hackney Central, blending historic Victorian residential streets with a bustling commercial scene, while nearby Chatsworth Road is a vibrant high street running north from Homerton to Millfields Park, featuring a mix of independent cafes, artisan shops, and the popular Chatsworth Road Market every Sunday.

For transport, Stoke Newington and Clapton Station are a 15-minute walk away, and both run fast and regular Overground services to Liverpool Street. There is a bus route outside of the apartment, giving direct access to the City and West End.

Tenure: Share of freehold
Q Lease Length: Approx. 978 years remaining
Q Service Charge: n/a
Q Ground Rent: n/a
Q Council Tax Band: C

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About

Inigo is an estate agency that specialises in selling marvellous historic homes, believing that a beautiful home is a pleasure that never ages. We connect discerning individuals with extraordinary spaces, no matter the price or provenance. Covering urban and rural locations across Britain, our team combines proven experience selling distinctive homes with design and architectural expertise.