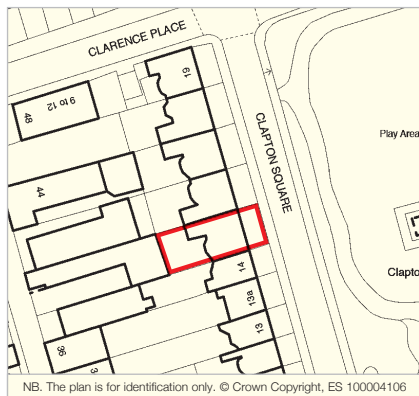


London E5

15 Clapton Square, Clapton E5 8HP

- **A Well Located Freehold Grade II Listed Mid Terrace Building**
 - Internally arranged to provide Six Self-Contained Flats
 - Total GIA Approximately 297.5 sq m (3,202 sq ft)
 - Possible potential for Reconfiguration, subject to obtaining all necessary consents
- ### Vacant Possession



To View

The property will be open for viewing every Thursday between 12.45 – 1.15 p.m. and Saturday between 1.45 – 2.15 p.m. before the Auction. These are open viewing times with no need to register. (Ref: UD).

Seller's Solicitor

Messrs Solomon Taylor Shaw
(Ref: Scott Atkinson).
Email: scott@solts.co.uk

VACANT – Freehold Building

Existing Plans



Tenure

Freehold.

Location

The property is located on the west side of Clapton Square, close to its junction with Clarence Place. Local shops and amenities are within walking distance in fashionable Hackney town centre. Hackney Central and Hackney Downs Rail Stations are both within walking distance to the south. Local shops and amenities include Primark, Tesco and Burberry. Hackney Picture House is also within walking distance to the south. The open spaces of Hackney Downs are also situated close by.

Description

The property comprises a Grade II listed mid terrace building arranged over basement, ground and three upper floors. The property is internally arranged to provide six self-contained flats. There is a rear garden.

Accommodation

The property was not internally inspected or measured by Allsop. The information in the schedule of Accommodation set out below was provided by the Vendor.

Planning

Local Planning Authority: London Borough of Hackney.
Tel: 0208 356 3000.

The property may afford potential for internal reconfiguration, subject to obtaining the necessary consents.

Flat	Floor	Accommodation	Floor Areas (per floor) (GIA) sq m (sq ft)	
A	Basement	Reception Room, Bedroom, Kitchen/Dining Room, Study, Shower Room with WC and wash basin, Separate WC, Utility Room	76.80 sq m	827 sq ft
B	Ground	Reception Room, Bedroom, Kitchen/Dining Room, Shower Room with WC and wash basin	74.70 sq m	805 sq ft
C	First	Reception Room/Kitchen, Bedroom, Shower Room with WC	70.10 sq m	754 sq ft
D	First	Studio Room, Kitchen, Shower Room with WC, Utility Room		
E	Second	Reception Room/Kitchen, Bedroom, Shower Room with WC	42.10 sq m	454 sq ft
F	Third	Reception Room/Kitchen, Bedroom, Shower Room with WC	36.50 sq m	393 sq ft

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda.

To request Legal Documents, Special Conditions of Sale and any Errata/Addenda please refer to pages 3, 8 and visit www.allsop.co.uk.

BUYER'S FEE: The successful Buyer will be required to pay to the Auctioneers a buyer's fee of £1,000 (including VAT) upon exchange of sale memoranda – reduced to £200 (including VAT) for lots sold under £10,000

COSTS CHARGED BY THE SELLER: Please refer to the Special Conditions of Sale, and any subsequent revisions thereto, for details of any costs or fees to be charged by the Seller in addition to the Lot price.

