



Harrington Hill, Clapton, E5
£370,000

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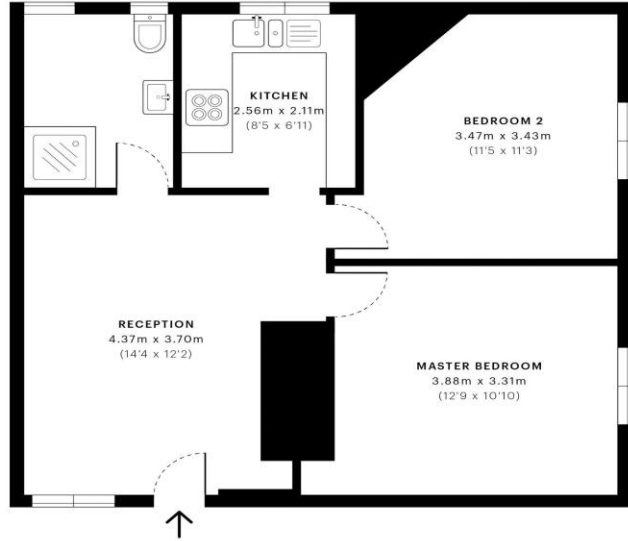


- 2 bed apartment
- Located on the third floor
- Share of freehold

- Potential to convert loft (STPP)
- Close to amenities
- Moments from the River Lea

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— Third Floor

3D virtual tour
available.
Please see link
below:

<https://spec.co/s/ntxt>

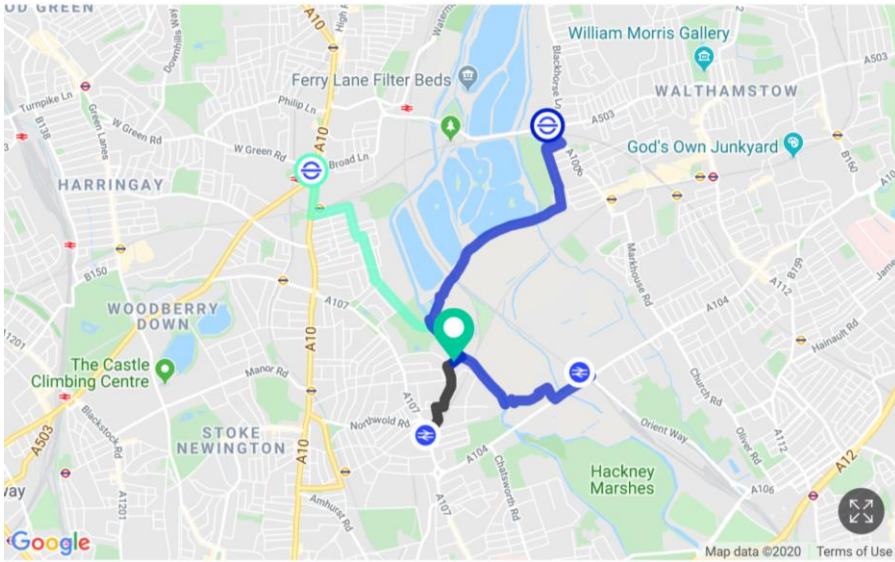
 GROSS INTERNAL AREA The footprint of the property 47.7 Sqm / 514.0 Sqft	 NET AREA (INTERNAL) Excludes walls and internal features 46.0 Sqm / 495.7 Sqft	 EXTERNAL STRUCTURAL FEATURES Balconies, terraces, verandas etc. 0.0 Sqm / 0.0 Sqft	 RESTRICTED HEAD HEIGHT Limited use area under 1.5m 0.0 Sqm / 0.0 Sqft
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










Spec floor plans are produced in accordance with the Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and are excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 3B RESIDENTIAL
49.4 Sqm / 531.2 Sqft
IPMS 3C RESIDENTIAL
46.7 Sqm / 502.9 Sqft

SPEC ID
84921a0a0095db0a1e127819



-  Seven Sisters Station (2.8 km) 
 35 mins  10 mins
-  Blackhorse Road (3.2 km) 
 39 mins  15 mins
-  Clapton (0.9 km) 
 11 mins  4 mins
-  Lea Bridge (1.9 km) 
 23 mins  6 mins

You won't feel in London when coming home to this apartment! Moments from the River Lea, you'll be taken back by the scenic views of Walthamstow Marshes and Springfield Park. Strolling along the river Hackney Wick can also be reached, leading all the way through to Victoria Park. This apartment would definitely suit those that love the outdoors!

Located on the top floor, you're welcomed to a good-sized reception with open fireplace, two excellent sized double bedrooms, a modern kitchen and bathroom. There is also ample room in the loft to be converted into another room (subject to planning). The property also benefits from a shared balcony.

The property is set on a quiet residential road close to Clapton Overground providing a direct route to Liverpool Street in just over 10 minutes. You also have easy access to the Victoria Line via Walthamstow Central. For local amenities Upper and Lower Clapton Road moments away. Stoke Newington, Dalston and Chatsworth Road are also within easy walking distance.

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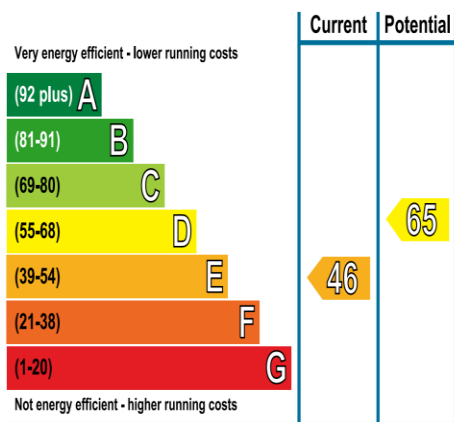
Estimated energy costs of dwelling for 3 years:	£ 2,625
Over 3 years you could save	£ 945

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 210 over 3 years	£ 105 over 3 years	
Heating	£ 2,097 over 3 years	£ 1,383 over 3 years	
Hot Water	£ 318 over 3 years	£ 192 over 3 years	
Totals	£ 2,625	£ 1,680	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating



The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Summary of this home's energy performance related features

Element	Description	Energy Efficiency
Walls	Solid brick, as built, no insulation (assumed)	★☆☆☆☆
Roof	Pitched, no insulation (assumed)	★☆☆☆☆
Floor	(another dwelling below)	—
Windows	Fully double glazed	★★★☆☆
Main heating	Boiler and radiators, mains gas	★★★★☆
Main heating controls	Programmer, TRVs and bypass	★★★☆☆
Secondary heating	Room heaters, mains gas	—
Hot water	From main system	★★★★☆
Lighting	No low energy lighting	★☆☆☆☆

Current primary energy use per square metre of floor area: 447 kWh/m² per year

Recommendations

The measures below will improve the energy performance of your dwelling. The performance ratings after improvements listed below are cumulative; that is, they assume the improvements have been installed in the order that they appear in the table. To receive advice on what measures you can take to reduce your energy bills, visit www.simpleenergyadvice.org.uk or call freephone 0800 444202. Before installing measures, you should make sure you have secured the appropriate permissions, where necessary. Such permissions might include permission from your landlord (if you are a tenant) or approval under Building Regulations for certain types of work.

Recommended measures	Indicative cost	Typical savings per year	Rating after improvement
Internal or external wall insulation	£4,000 - £14,000	£ 139	E54
Low energy lighting for all fixed outlets	£65	£ 29	D56
Heating controls (room thermostat)	£350 - £450	£ 32	D58
Replace boiler with new condensing boiler	£2,200 - £3,000	£ 96	D63
Flue gas heat recovery device in conjunction with boiler	£400 - £900	£ 20	D65

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