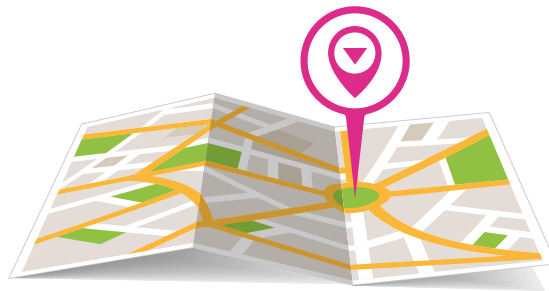


PROPERTY AREA GUIDES



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A GUIDE TO **CLAPTON AREA**

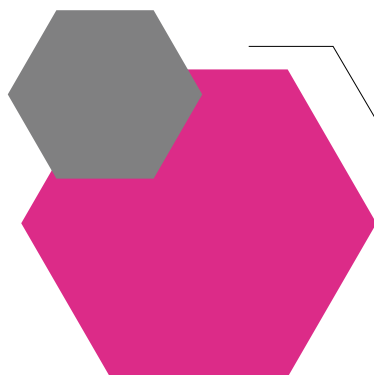


A GUIDE TO CLAPTON AREA

Made up of two areas divided by the Lea Bridge Roundabout, Upper and Lower Clapton, Clapton is the one of the leafier districts of Hackney.

It's another neighbourhood that has benefited from the London 2012 Olympics. The area has undergone major renovations and is popular with couples and young families, having good schools and transport links.

Clapton is considered one of the more photogenic and greener districts within Hackney, with amenities such as Springfield Park, which was formed from the land that belonged to three local mansions. Clapton also has the River Lea running along its eastern border and the area is home to Clapton Pond too.





The main shopping streets in Clapton are Chatsworth Road and Lower Clapton Road, where you will find independent coffee shops, delicatessens, bakeries and flower shops.

Venetia's Coffee Shop, L'Epicerie 56 deli, Dorée & Co bakery and café, Venerdi Italian restaurant and Botany, a modern flower shop.

A must in the area is to visit Chatsworth Road Market on a Sunday and is popular among families.



RESTAURANTS

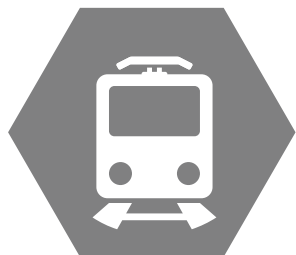


Green areas is one of Clapton's biggest selling points, where you can walk along the River Lea. Springfield Park is great for the kids and has outdoor chess, table tennis, a café, children's playground, a pond with fountains and a bandstand.

Millfields Park has a river running through it, a children's play area, a trim trail and a community orchard.



LEISURE



TRANSPORT

Clapton does not have any nearby London Underground links, but is served by three Overground stations – Clapton, Rectory Road and Hackney Downs and all have direct links to Liverpool Street Station. All stations are in Zone 2.

Clapton is an area that heavily relies on bus services. The No 38 to Victoria, the 48 to London Bridge, the 55 to Oxford Circus, the 106 to Whitechapel and the No 254 to Aldgate are the most popular routes into Central London.



Over ground



**Clapton
Rectory Road and
Hackney Downs**



SCHOOLS

PRIMARY SCHOOL

"OUTSTANDING" RATE

St John & St James CofE
in Isabella Road

"GOOD" RATE

Rushmore in Elderfield Road
Millfields in Hilsea Street

COMPREHENSIVE

"OUTSTANDING" RATE

Mossbourne Community Academy
(co-ed, ages 11 to 18) in Downs Park Road

The City Academy (co-ed, ages 11 to 18)
in Homerton Row

Clapton Girls' Academy (ages 11 to 18)
in Laura Place

"GOOD" RATE

Cardinal Pole RC (co-ed, ages 11 to 18)
in Morning Lane

The Urswick School (co-ed, ages 11 to 18)
in Paragon Road

The Petchey Academy (co-ed, ages 11 to 18)
in Shacklewell Lane





ABOUT US

Living Space Estate Agents is one of North London's leading residential sales, lettings & property management agents. Combined with over 18 years experience in the industry and local area has provided us with the valuable knowledge and enviable reputation as a professional, dedicated and proactive organisation, which looks after its clients interests at all times.

We constantly review the services we provide our clients, to ensure we are at the cutting edge of the industry. We tailor our services to each individual clients needs, where we are able to provide the services they require in helping them to achieve their goals, "a swift letting or sale without all the usual complications and stresses".

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