



Upper Clapton Road, E5 8BG

£450,000

Leasehold

Castles



Upper Clapton Road, E5 8BG

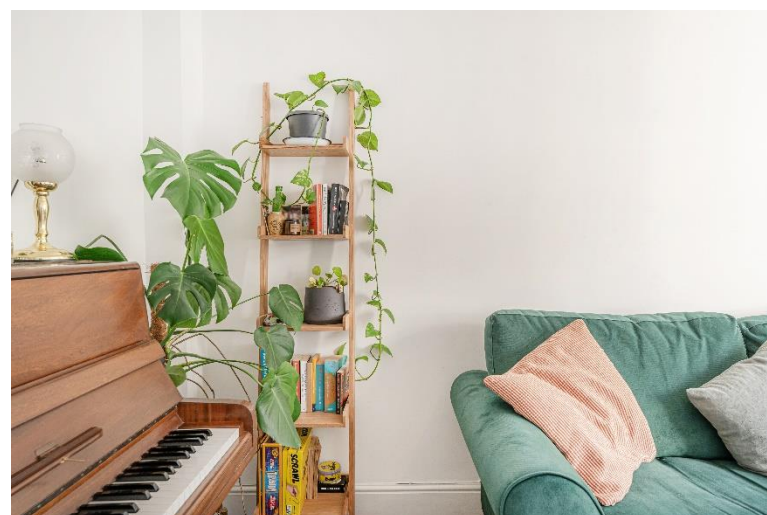
A stunning apartment boasting stylish and contemporary design. Arranged on the second floor of this low-rise Art Deco purpose-built block, enjoying bright with tasteful interior throughout. Comprising of two double bedrooms, open plan reception benefitting from a bespoke fitted kitchen, luxury bathroom suite, an impressive entrance hall giving sense of space throughout, well maintained communal gardens and parking. The home has been tastefully decorated and has been well maintained by the current owner. Its prime location adds to the appeal, being within a short bike ride of the ever popular Stoke Newington Church Street, renowned for its vibrant atmosphere, boutique shops, and diverse eateries. Transportation is close by with Clapton Overground Station only short walk away, connecting you swiftly to the City and beyond via Liverpool Street. For nature enthusiasts, the leafy green spaces of the River Lea and Millfields Park are close by offering a peaceful haven amidst the urban landscape. Don't miss this opportunity to make this charming property your new home. Experience the best of city living and tranquil retreats, all in one exquisite package.

Tenure - Leasehold
Tenure Arrangement - 102 years Approx.
Service Charge - £3,800 pa
Ground Rent - £100 pa
Council Tax - B - £1,379.22
EPC - C 72, 79

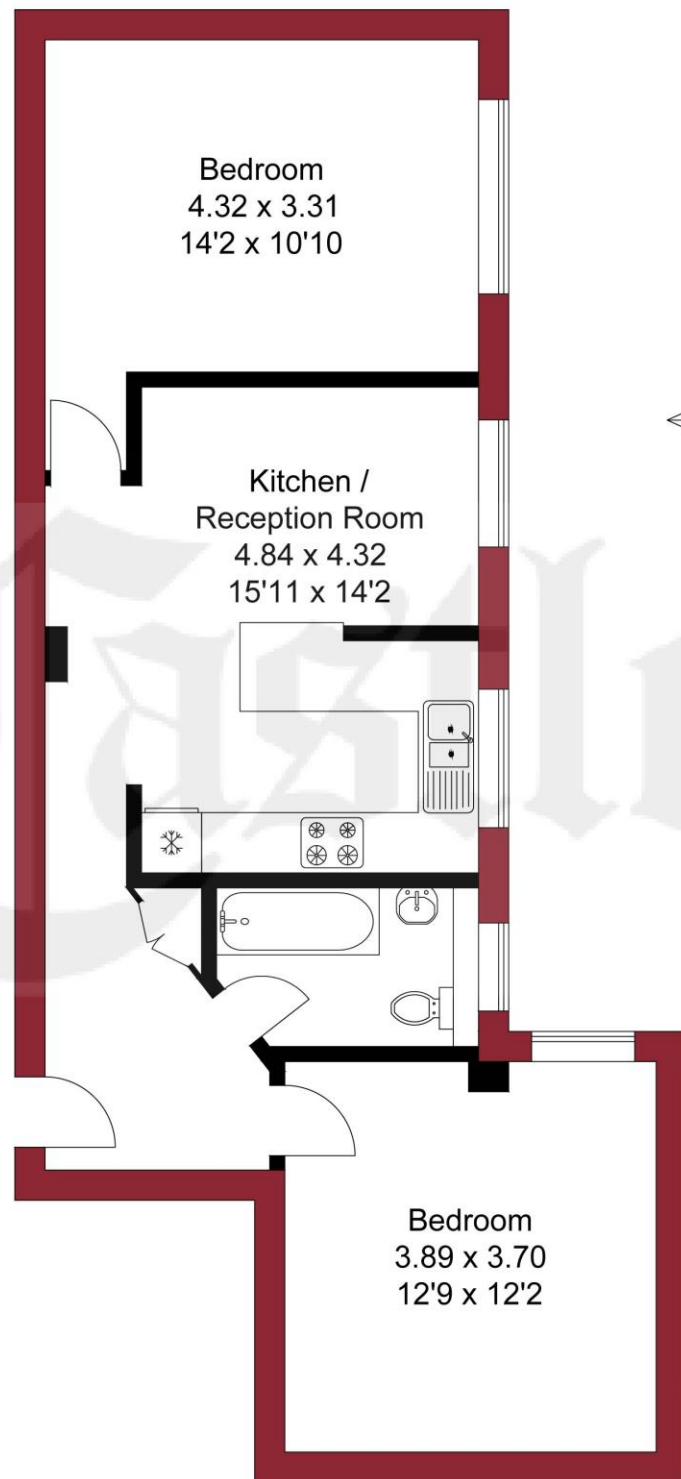
£450,000 Leasehold

Castles

020 8985 0106
hackney@castles.london



APPROXIMATE GROSS INTERNAL AREA
61.10 sqm / 657.67 sqft



SECOND FLOOR

THIS PLAN IS FOR ILLUSTRATION ONLY AND MAY NOT BE REPRESENTATIVE OF THE PROPERTY

An overview of the area

A socially diverse and vibrantly multicultural area bounded by the open green spaces of Hackney Downs to the West, Lea Valley park to the East and the conservation area of Clapton ponds to the North. The area boasts an array of period properties combined with modern apartment buildings.

With its diverse independent retailers in Chatsworth Road and the 'ever popular' high street shopping facilities of Mare Street, accompanied with local schools and transport facilities ensures that Lower Clapton remains a desirable area to reside.

Transport

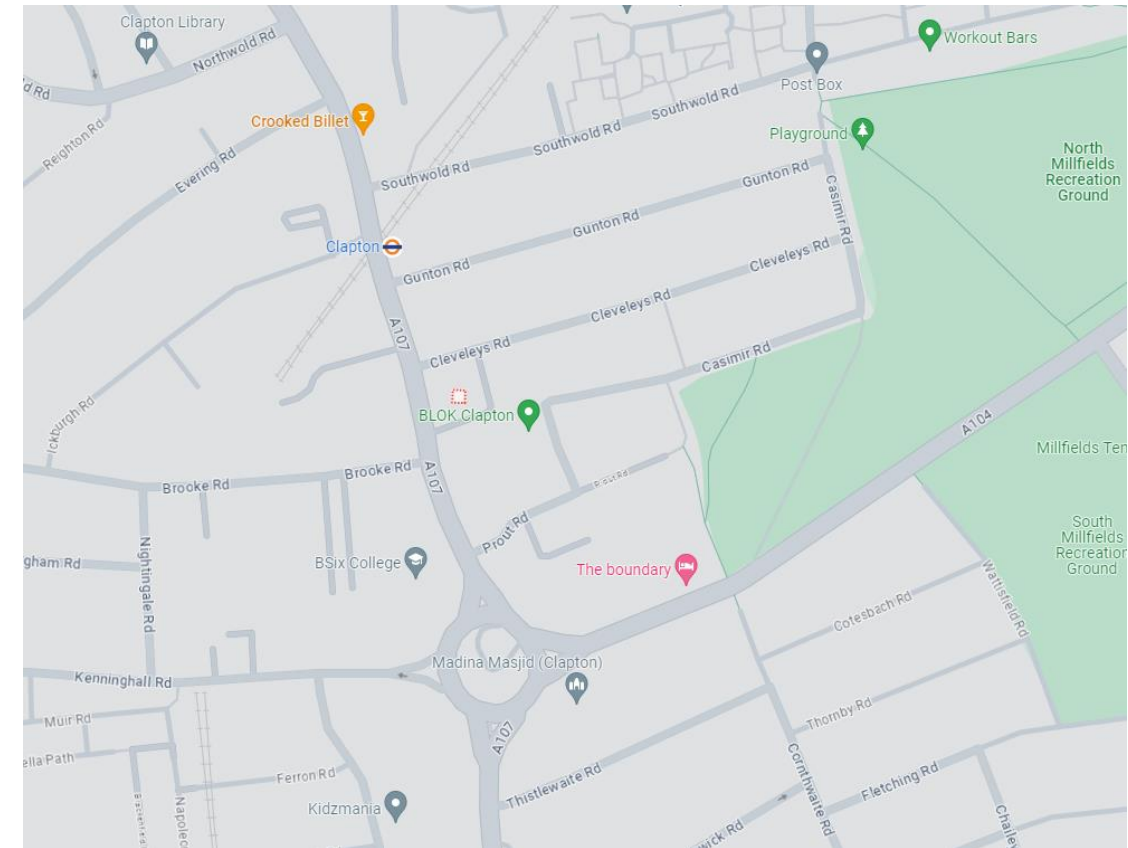
The area is served well through a network of local bus routes and train services. (Hackney Downs Main Line Station into Liverpool Street and Homerton & Hackney Central Stations on the North London Line)

Shopping And Leisure

A diverse selection of shops, restaurants, bars and cafés accompanied by an array of local heritage sites, theatres and recreational facilities can be sourced locally.

Directions to the office

If you are visiting the office by car you will find parking in the side roads off Lower Clapton Road or pay & Display directly outside our office in Median Road. (Turn into Powerscroft Road(one-way) and right again into Median Road).



44 Lower Clapton Road
London, E5 0RN
020 8985 0106
hackney@castles.london
www.castles.london

All details including floorplans are for representation purposes only and do not constitute a contract or warranty. Whilst every effort is made to ensure accuracy of descriptions and measurements, no responsibility is taken for errors, omissions and misstatements.



A free, fair and independent service for buyers, sellers, tenants and landlords of property in the UK.



LICENSED MEMBER
NAEA