



Armstrong House, Southwold Road, E5 9PB

£325,000

Leasehold

Castles



Armstrong House, 146 Southwold Road, E5 9PB

Castles Hackney are pleased to offer this stunning one-bedroom modern apartment in superb condition and comprises open plan living/kitchen area with an abundance of natural light, master bedroom, modern family bathroom, ample storage and private South facing balcony boasting wonderful views over Millfields Park. Armstrong House is situated close to the River Lea and within easy reach of Chatsworth Road and Upper Clapton Road with both providing a variety of cafes, bars, restaurants and amenities. There are good transport links with Clapton Overground Station (links to the City) in close proximity and there are also multiple bus routes available. Being offered on a chain free basis.

Tenure - Leasehold
Tenure Arrangement - 108 years Approx.
Service Charge - £2,094.82 pa
Ground Rent - £175.00 pa
Council Tax - C
EPC - C 79,80

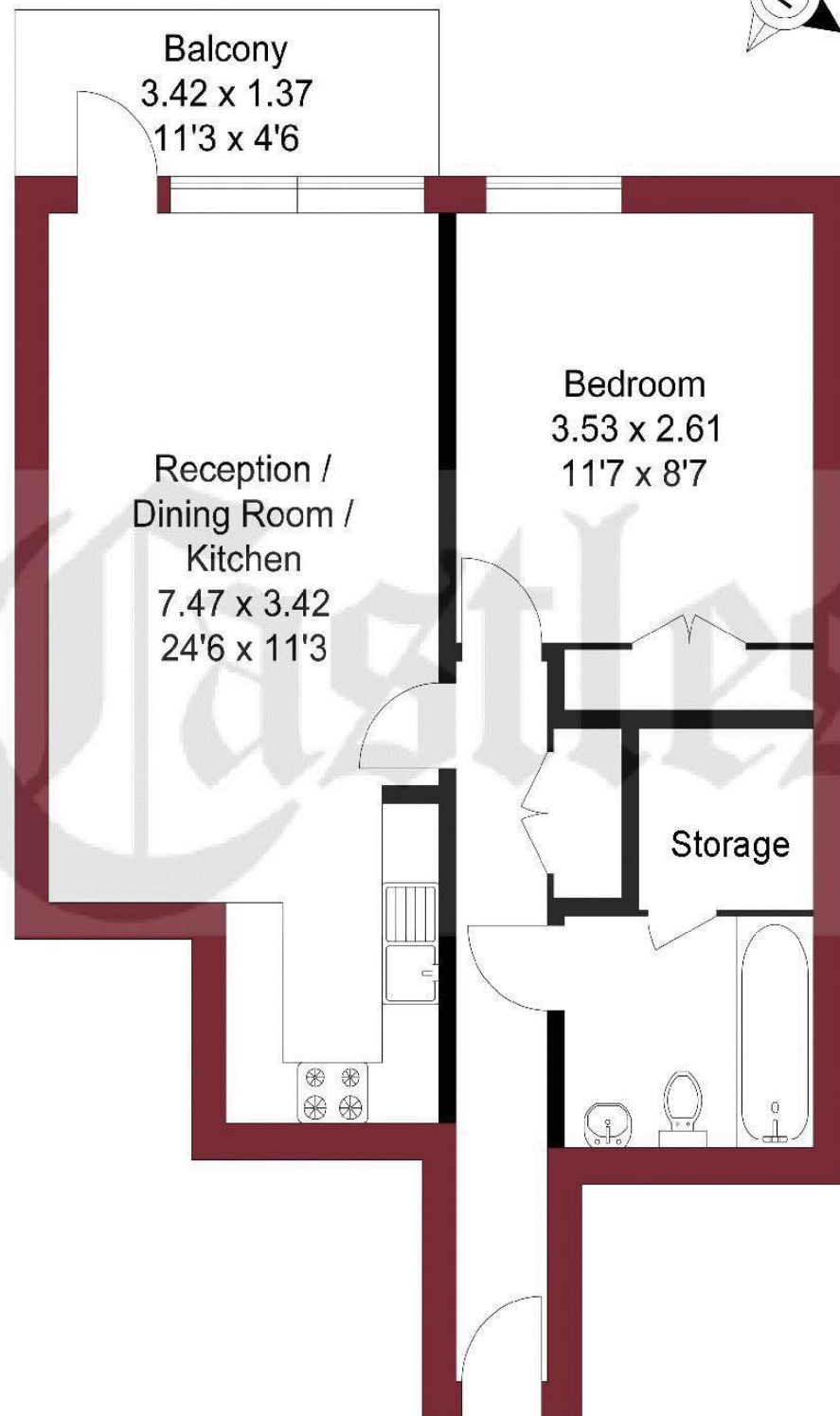
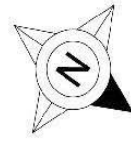
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020 8985 0106
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APPROXIMATE GROSS INTERNAL AREA
49.41 sqm / 531.84 sqft



THIRD 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

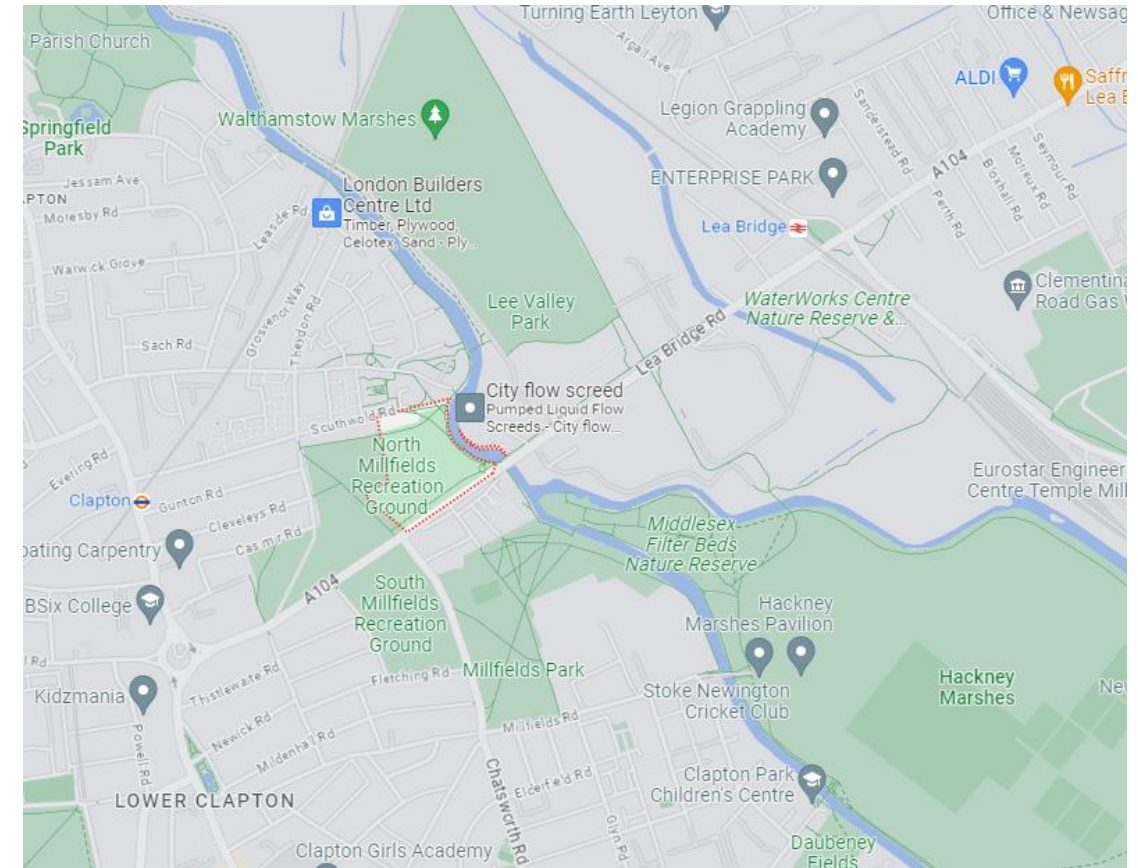
The area is served well through a network of local bus routes and train services. (Hackney Downs Main Line Station into Liverpool Street and Homerton & Hackney Central Stations on the North London Line)

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).



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