



Waterfront House, Harry Zeital Way, E5 9RQ

£600,000

Leasehold

Castles



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Castles Hackney are pleased to present a rare opportunity to acquire a three-bedroom split-level apartment, ideally situated in this stylish modern built development, enjoying contemporary style living accommodation and boasting own terrace/balcony leading onto private garden and also benefitting from allocated parking with stunning views across the River Lea and beyond. This spacious home offers plenty of storage as well as a guest cloakroom. The open plan reception room and kitchen are bathed in natural light, thanks to the floor-to-ceiling, double-glazed windows. This south-facing home stays insulated in the winter and offers coolness in the summer. The large double bedrooms and two additional bedrooms provide ample space for you and your family creating a bright and inviting atmosphere throughout, with the master bedroom offering its own en-suite. Convenience is key, with local amenities just a short walk away on Chatsworth Road and Upper Clapton Road. Commuting is a breeze, with Clapton overground station providing swift access to the City. Lea Bridge station connects you to Stratford and offers routes to Hertfordshire and beyond.



Tenure - Leasehold
Tenure Arrangement - 111 years Approx.
Service Charge - £4,231.68 pa
Ground Rent - £125 pa
Council Tax - D
EPC Rating: C
Current: 69 Potential: 82

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APPROXIMATE GROSS INTERNAL AREA
 95.09 sqm / 1023.54 sqft



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

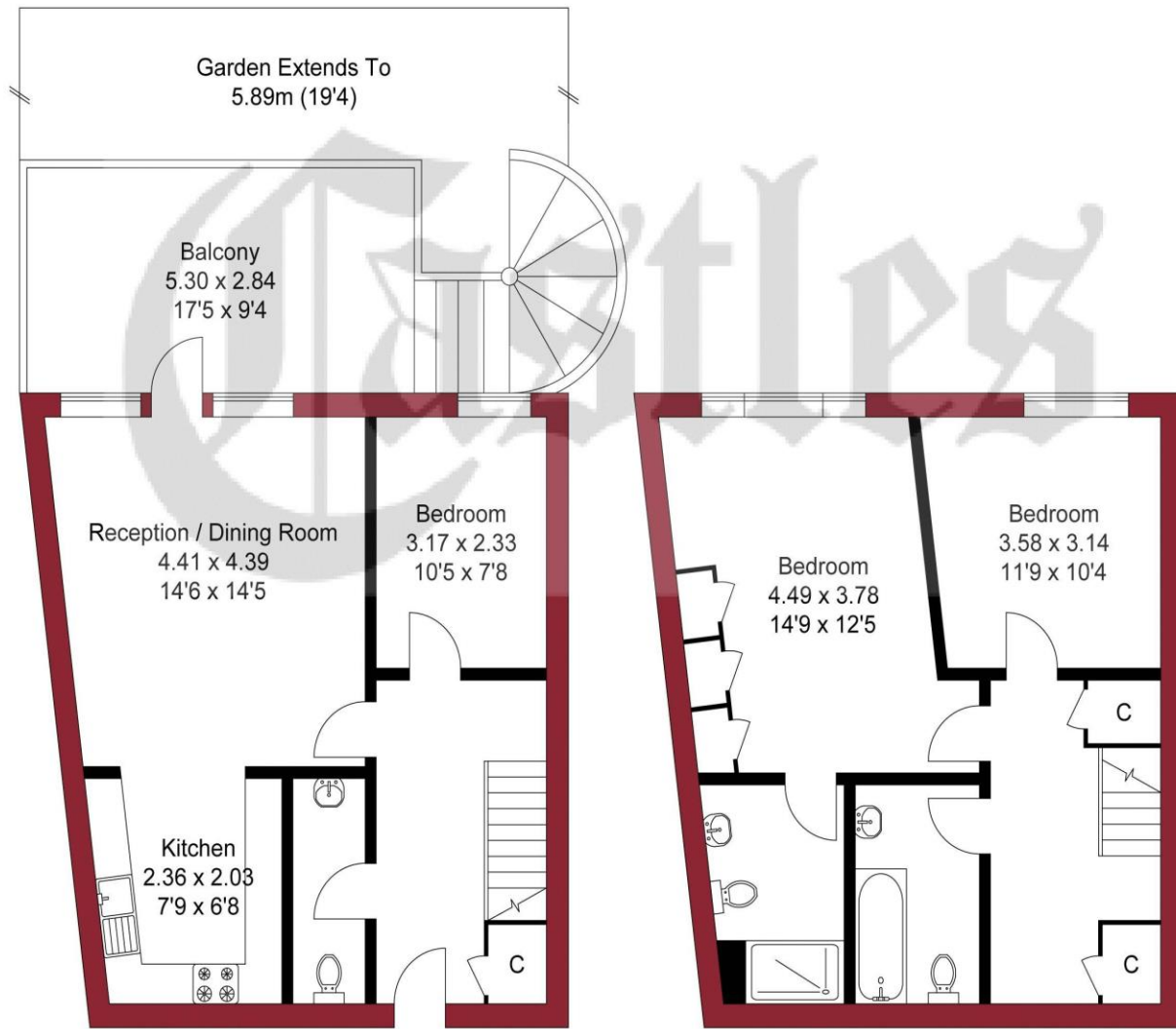
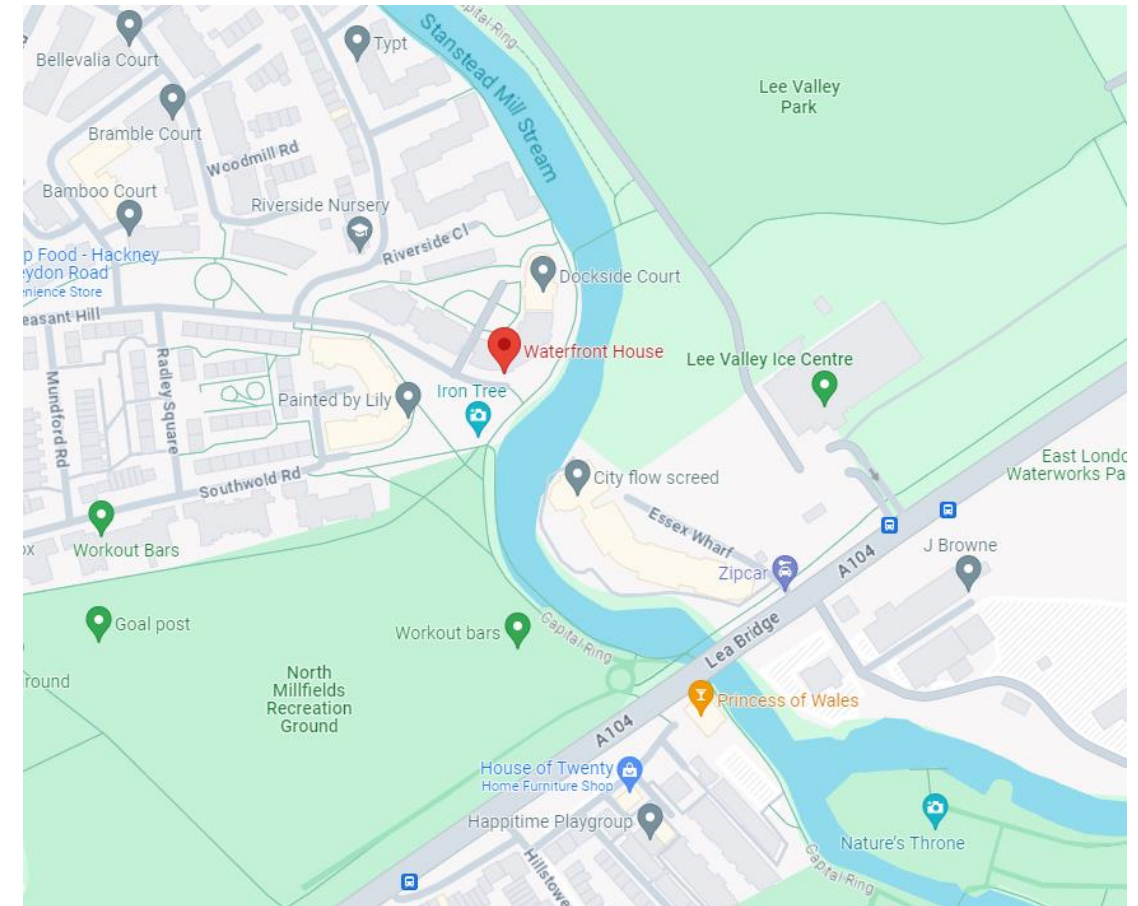
The area is served well through a network of local bus routes and train services. (Hackney Downs Main Line Station into Liverpool Street and Homerton & Hackney Central Stations on the North London Line)

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).



GROUND FLOOR

FIRST FLOOR

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



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