



**Bakers Hill, E5 9HL**

£325,000

Leasehold

**Castles**







## Bakers Hill, E5 9HL

Located within this peaceful cul-de-sac and only moments away from the tranquil River Lea, is this two bedroom first-floor apartment. The property offers a bright interior and comprises reception room, separate kitchen, family bathroom and allocated parking space. The local area is served well through a diverse range of local bus routes with Clapton British Rail station within a short walk away with its links to the City and beyond. The property requires updating in places, incoming purchaser would get the benefit of this in years to come. Being offered on a chain free basis.

*Tenure - Leasehold*

*Tenure Arrangement - 85 years approx.*

*Service Charge - £213.08 pm*

*Ground Rent - £100 pa*

*Council Tax - B*

*EPC - C 73,83*

**£325,000 Leasehold**

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**020 8985 0106**

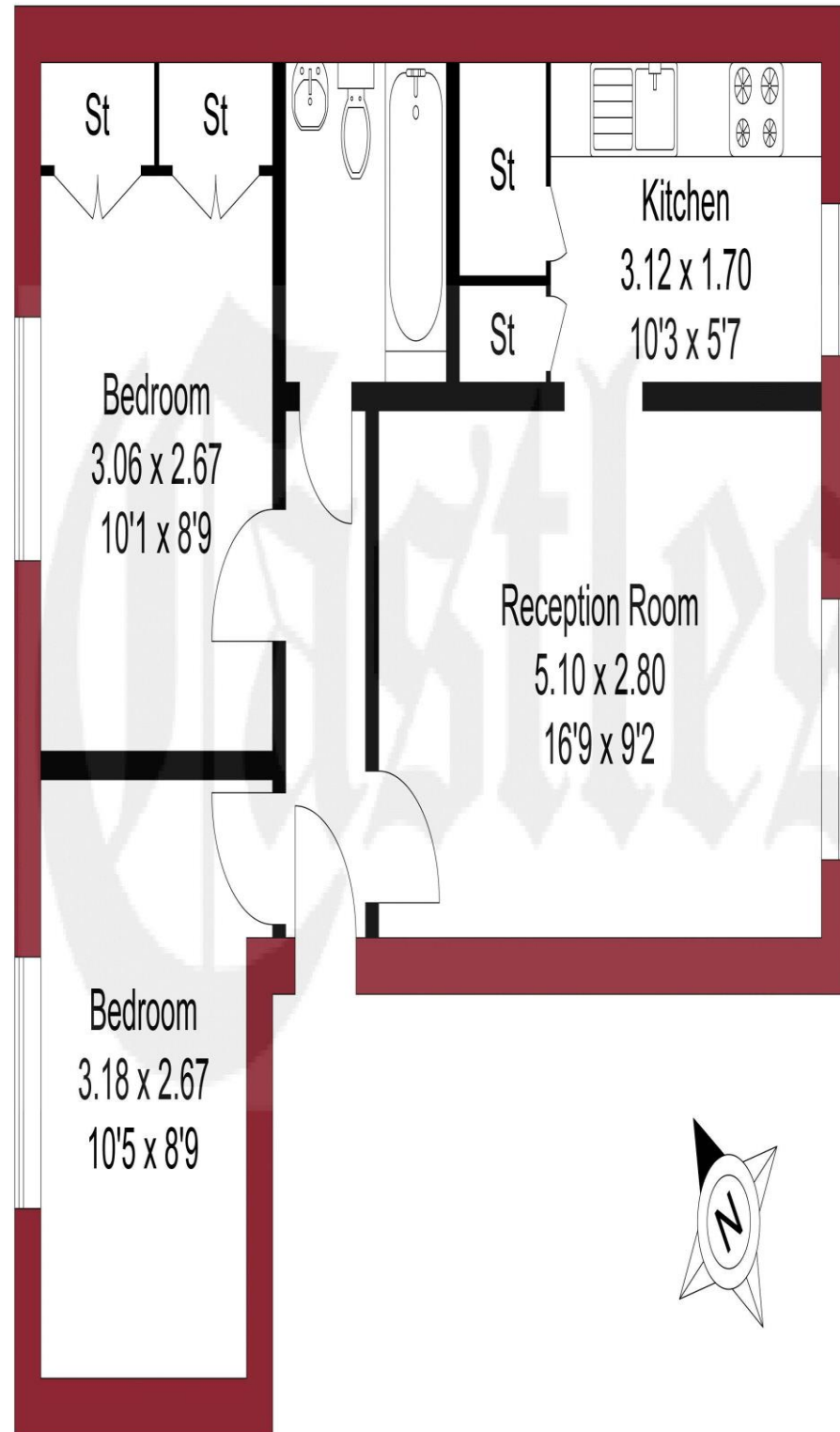
**hackney@castles.london**





## APPROXIMATE GROSS INTERNAL AREA

47.0 sqm / 505.90 sqft



## FIRST 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

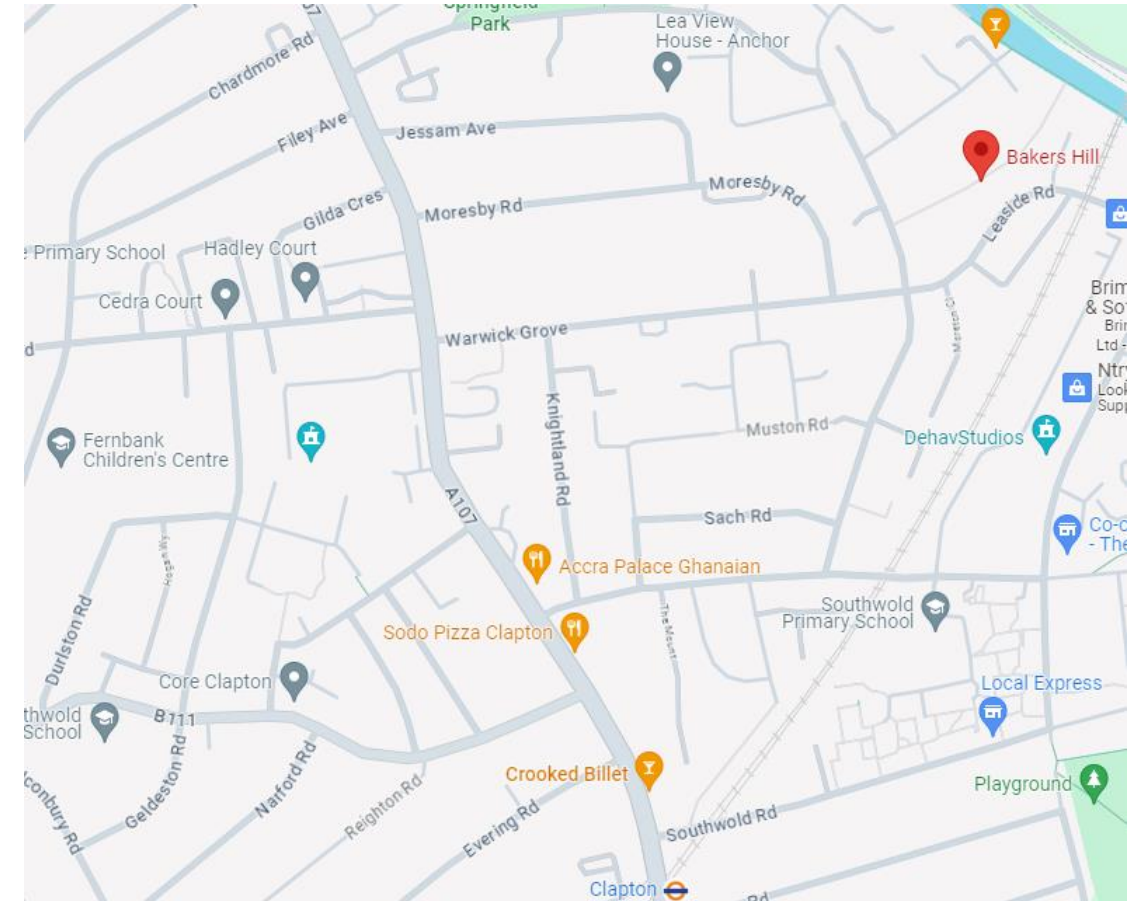
The area is served well through a network of local bus routes and train services. (Hackney Downs Main Line Station into Liverpool Street and Homerton & Hackney Central Stations on the North London Line)

## 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).



# Castles

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