



Queensdown Road, E5 8NN

£400,000

Share of Freehold

Castles  
zip



## Queensdown Road, E5 8NN

Castles are pleased to offer a unique opportunity in the heart of the vibrant E5 postcode. Nestled in a sought-after location is this raised one bedroom ground floor apartment in an imposing Victorian residence boasting high ceilings and offering the chance to create a bespoke living space tailored to your vision. This flat is a blank canvas awaiting transformation, offering the perfect opportunity for those with a keen eye for design and a passion for home improvement. While this property requires renovation, envision the possibilities. Whether you're looking to create a modern finish or restore its original charm, the potential is limitless. With stunning views overlooking the green open spaces of Hackney Downs recreational area and ideally located for all amenities on Lower Clapton Road and Mare Street. Transport can be found close by with Hackney Downs Station and Hackney Central Station providing swift access into the City and West End and beyond. Unlock the potential of this flat and embark on a rewarding renovation journey in the heart of Hackney. Being sold on a chain free basis.

*Tenure - Share of Freehold*  
*Tenure Arrangement - 955 years Approx.*  
*Service Charge - £80.00pcm*  
*Ground Rent - £0*  
*Council Tax - B £1,034.41*  
*EPC - tbc*

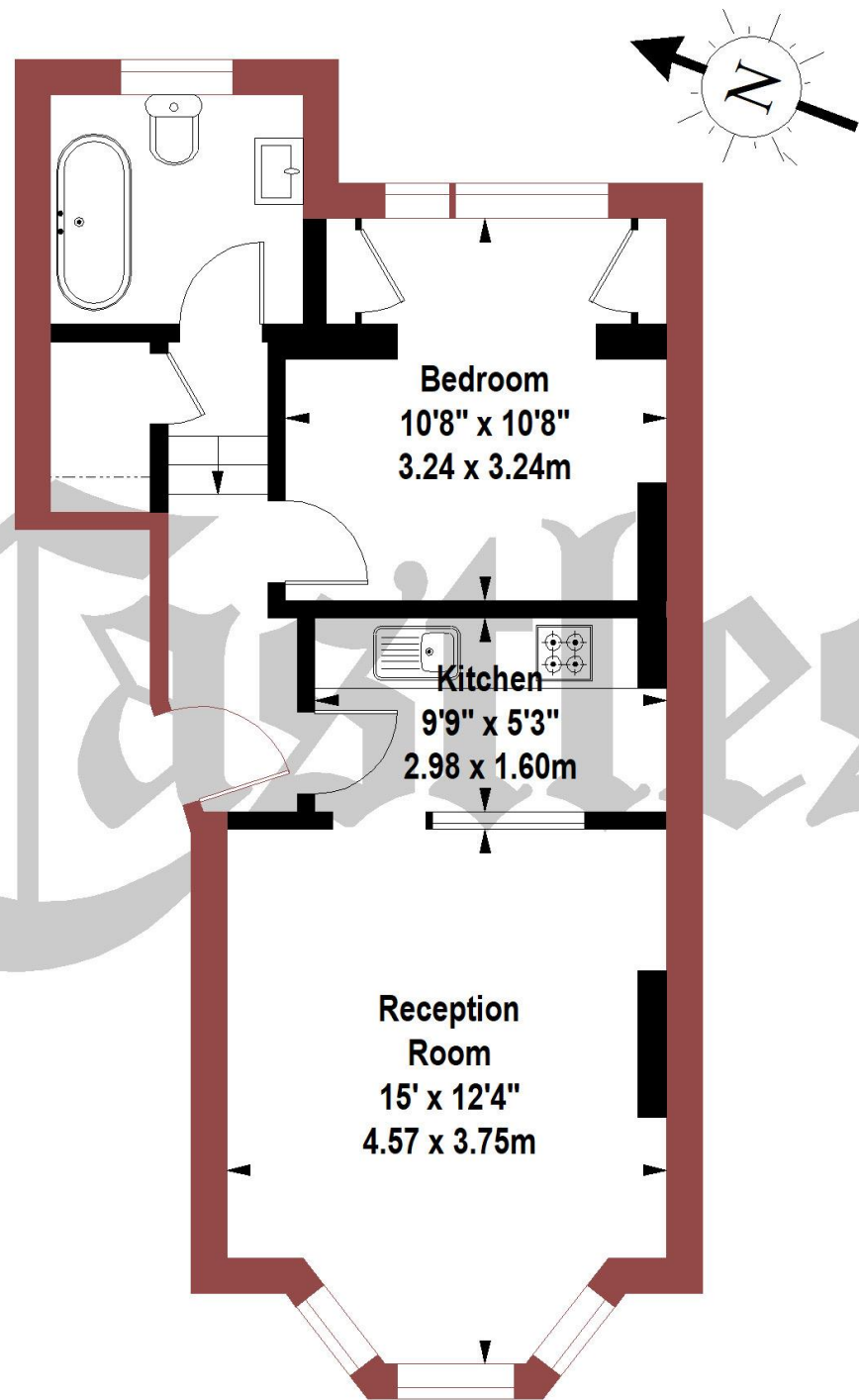
**£400,000**    **Share of Freehold**

# Castles

**020 8985 0106**  
**hackney@castles.london**



Approx. Gross Internal Area = 42.08 sq m / 453 sq ft



Raised Ground Floor

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection 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

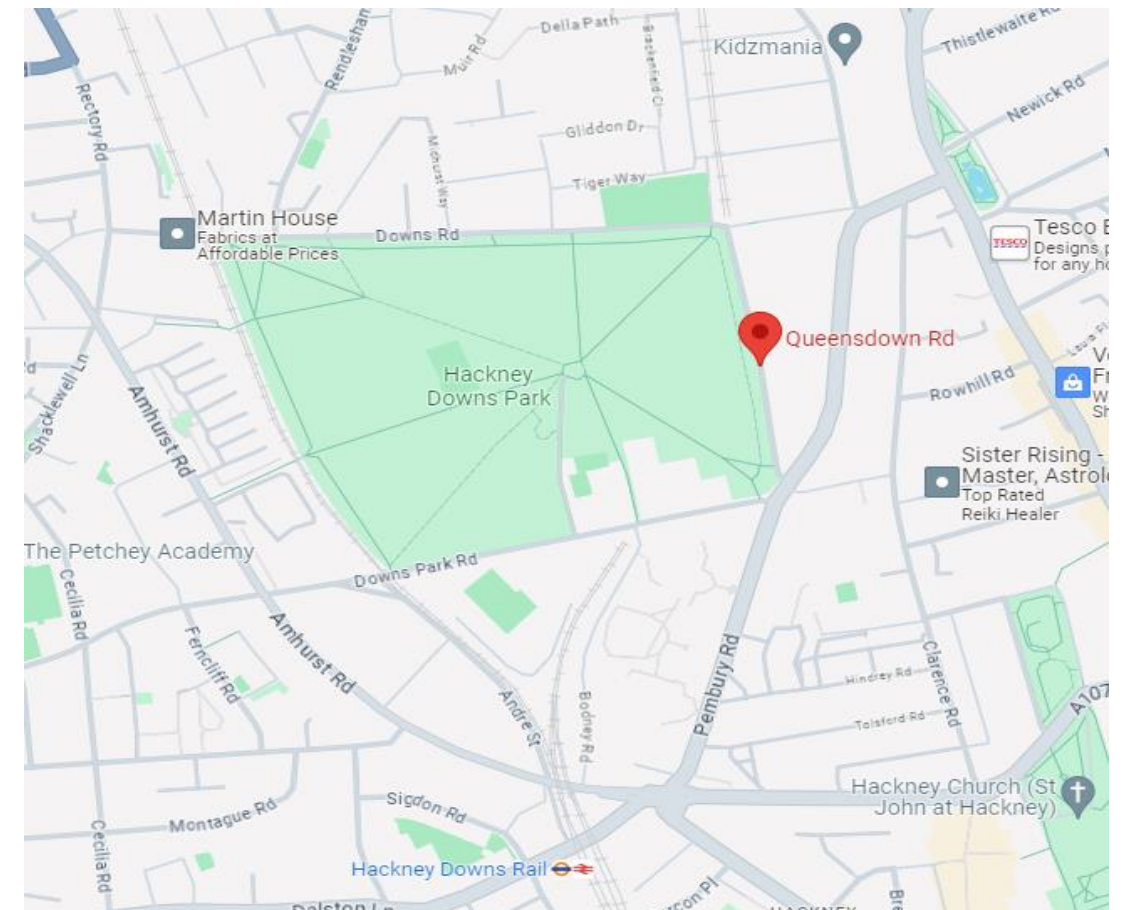
The area is served well through a network of local bus routes and train services. (Hackney Downs Main Line Station into Liverpool Street and Homerton & Hackney Central Stations on the North London Line)

### 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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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.

