



Charnwood House, Charnwood Street, E5 8SN

£295,000

Leasehold

Castles

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Offered to the market as a chain free opportunity, this conveniently located one-bedroom purpose built flat is ideal for first-time buyers and investor alike. Comprised of bedroom, large reception room, fitted kitchen, bathroom and a private garden. The property is a 10 minute walk from Clapton Station and local amenities.

Tenure - Leasehold
Tenure Arrangement - approx 104 years
Service Charge - £62 pcm
Ground Rent - £9pa
Council Tax - B
EPC - C 70, 75

£295,000 **Leasehold**

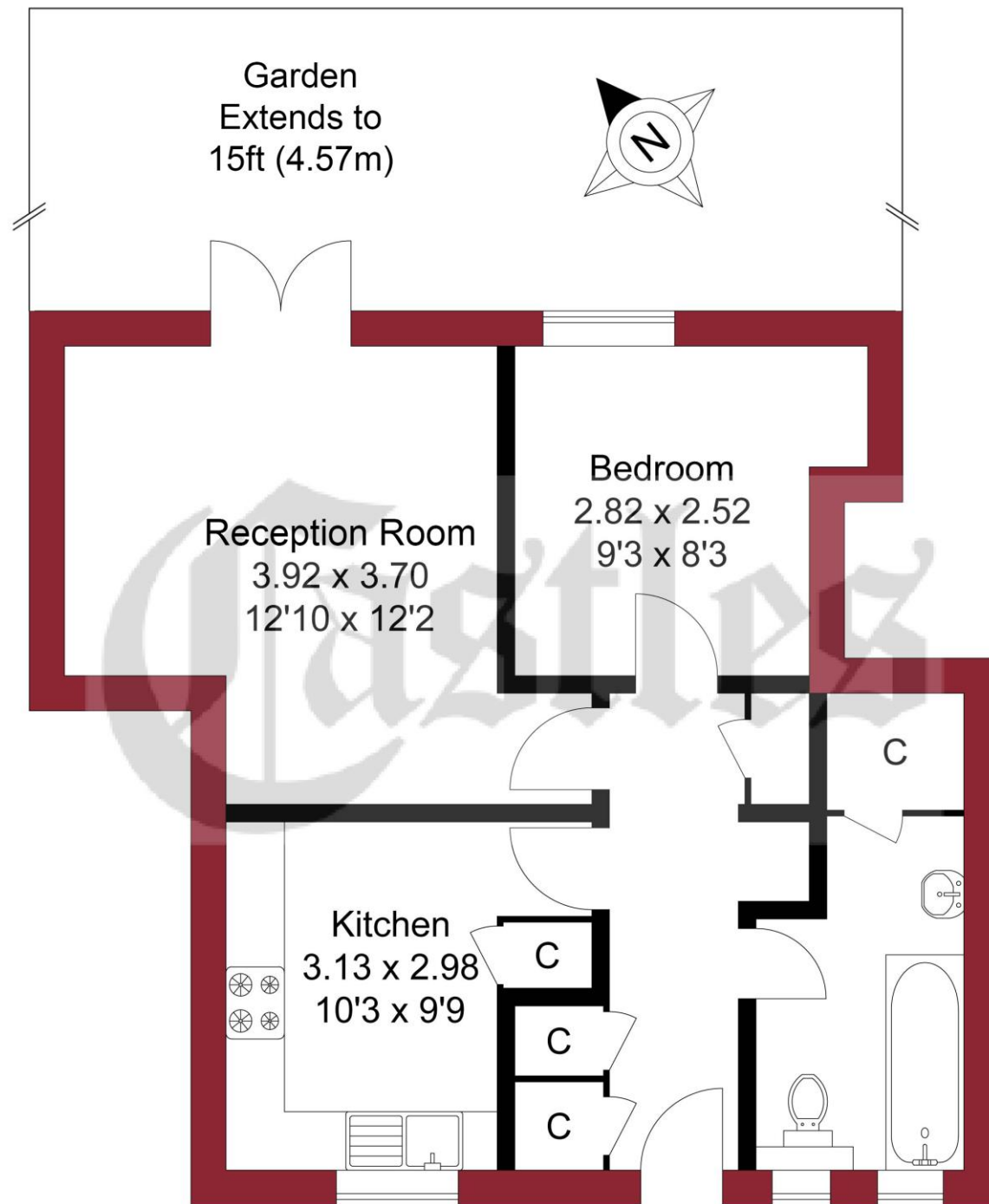
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APPROXIMATE GROSS INTERNAL AREA
45.0 sqm / 484.37 sqft



GROUND FLOOR

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

An overview of the area

Lower Clapton

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

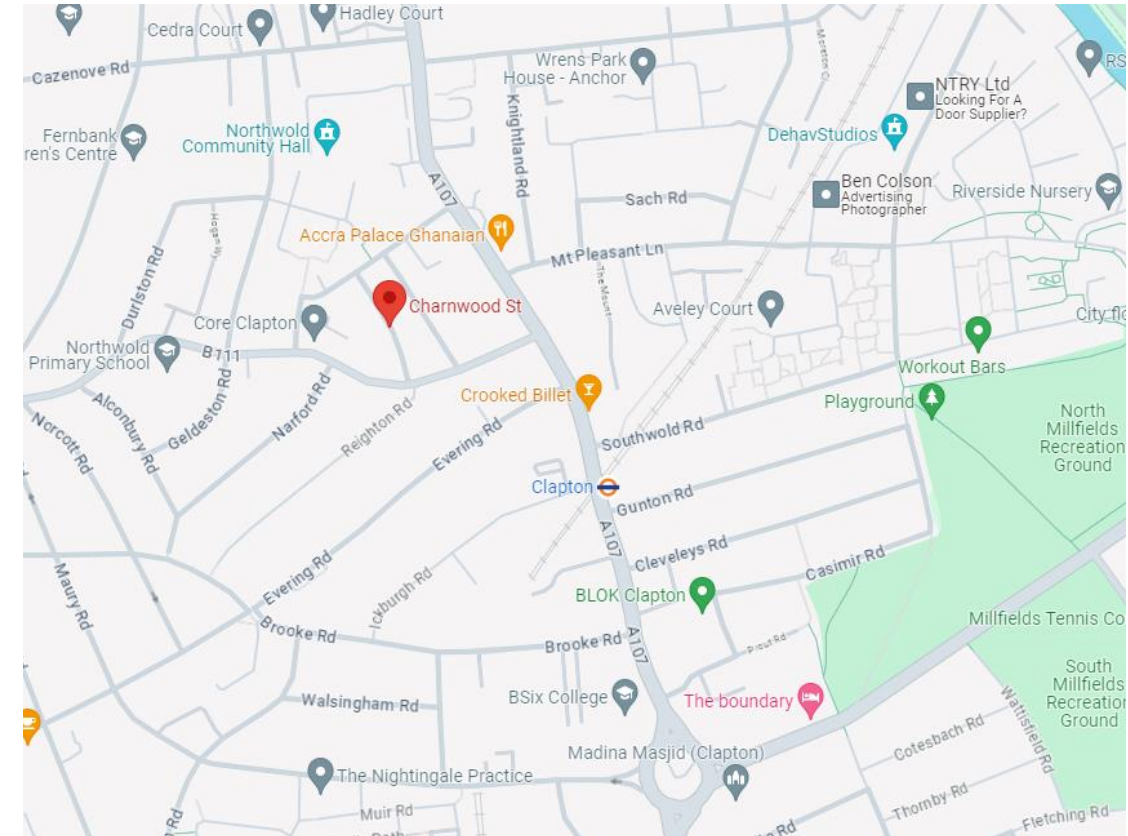
The area is served well through a network of local bus routes and train services. (Hackney Downs Main Line Station into Liverpool Street and Homerton & Hackney Central Stations on the North London Line

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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