



Elvin House, Morning Lane, E9 6LA

£375,000

Leasehold

Castles

Elvin House, Morning Lane, E9 6LA

Castles are pleased to offer this spacious 2-bedroom purpose-built apartment offering space and light in abundance. Situated in the vibrant E9 area, this apartment enjoys an enviable location with excellent transport links, including nearby Homerton Overground station. The property has been well maintained by the current owners which benefits from modern kitchen, family bathroom and wood flooring. The property is close to various green open spaces which are all within a short walking distance.

£375,000 Leasehold

Tenure – Leasehold
Tenure Arrangement - 115 yrs approx.
Service Charge - £126 pm
Ground Rent - £9pa
Council Tax – B
EPC – C 74,80

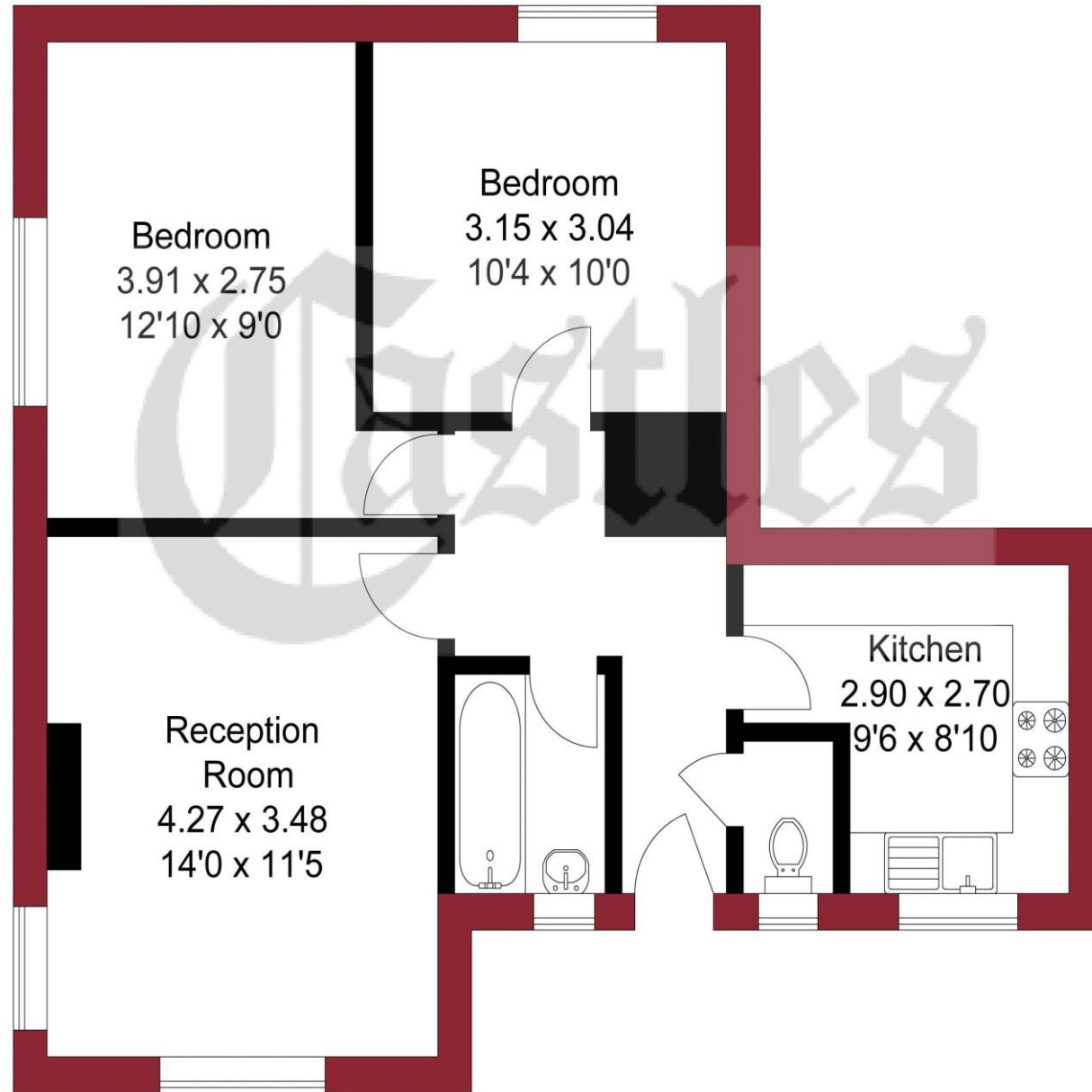
Castles

020 8985 0106
hackney@castles.london





APPROXIMATE GROSS INTERNAL AREA
55.19 sqm / 594.06 sqft



SECOND 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

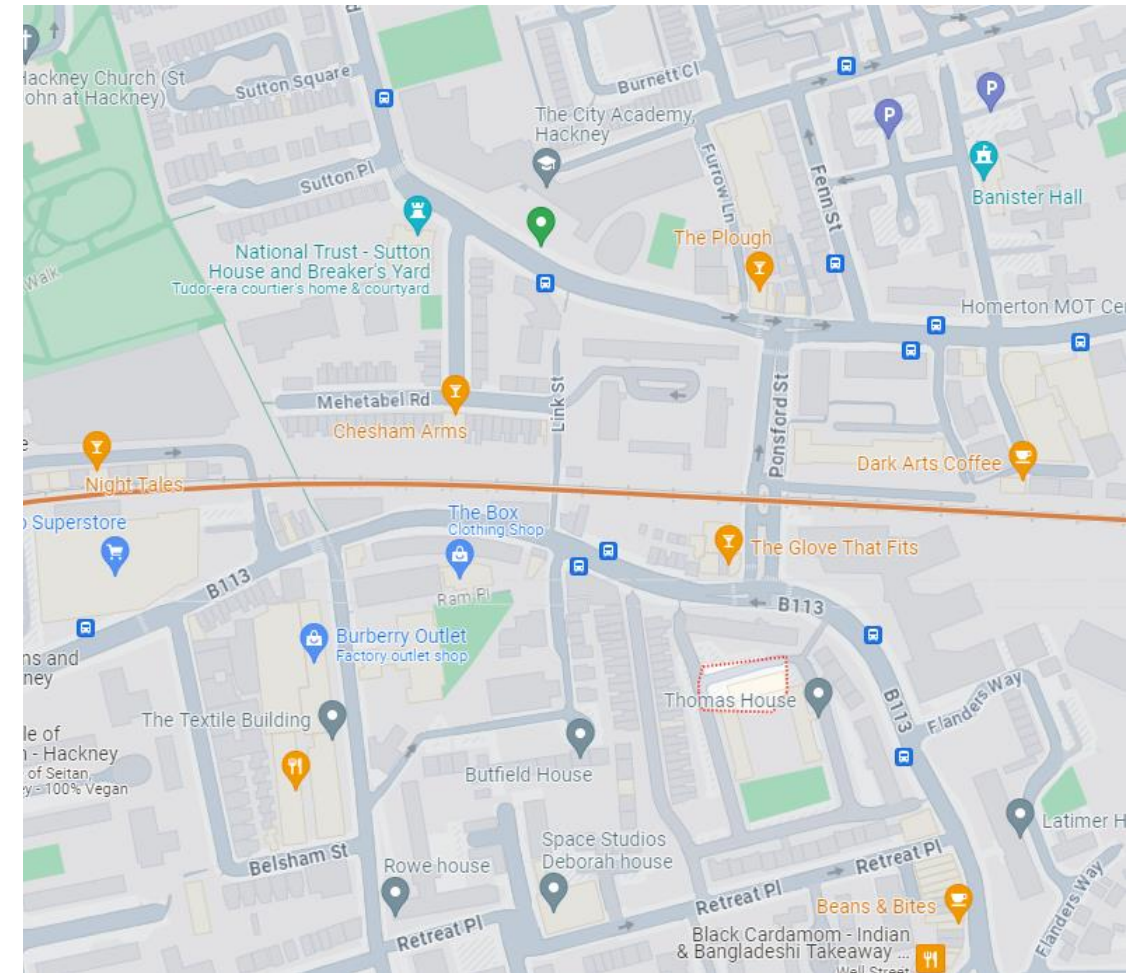
The area is served well through a network of local bus routes and train services. (Hackney Downs Main Line Station into Liverpool Street and Homerton & Hackney Central Stations on the North London Line

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).



44 Lower Clapton Road
London, E5 0RN
020 8985 0106
hackney@castles.london
www.castles.london

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.



A free, fair and independent service for buyers, sellers, tenants and landlords of property in the UK.

