



Edmeston Close, E9 5TL

£400,000

Leasehold

Castles

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Edmeston Close, E9 5TL

Castles Hackney are pleased to offer this two bedroom ground apartment situated within this modern purpose built block. Further comprising reception room, separate bespoke kitchen, modern shower room, own private garden leading onto the green open spaces on a communal and garage offering convenient parking or additional storage space. Located within this peaceful cul-de-sac development and only moments away from Homerton mainline station with its links to the City and the 'popular' Chatsworth Road with its independent retailers, coffee shops and Sunday market. The green open spaces of Victoria Park and Hackney Marshes are also within walking distance. Being offered on a chain free basis, Overall, this apartment offers a blend of modern amenities, convenient location, and access to recreational facilities, making it an attractive option for potential buyers.

Tenure - Leasehold
Tenure Arrangement - 156 years
Service Charge - 1,482.48 pa
Ground Rent - £90.00 pa
Council Tax - C
EPC - C 71, 76

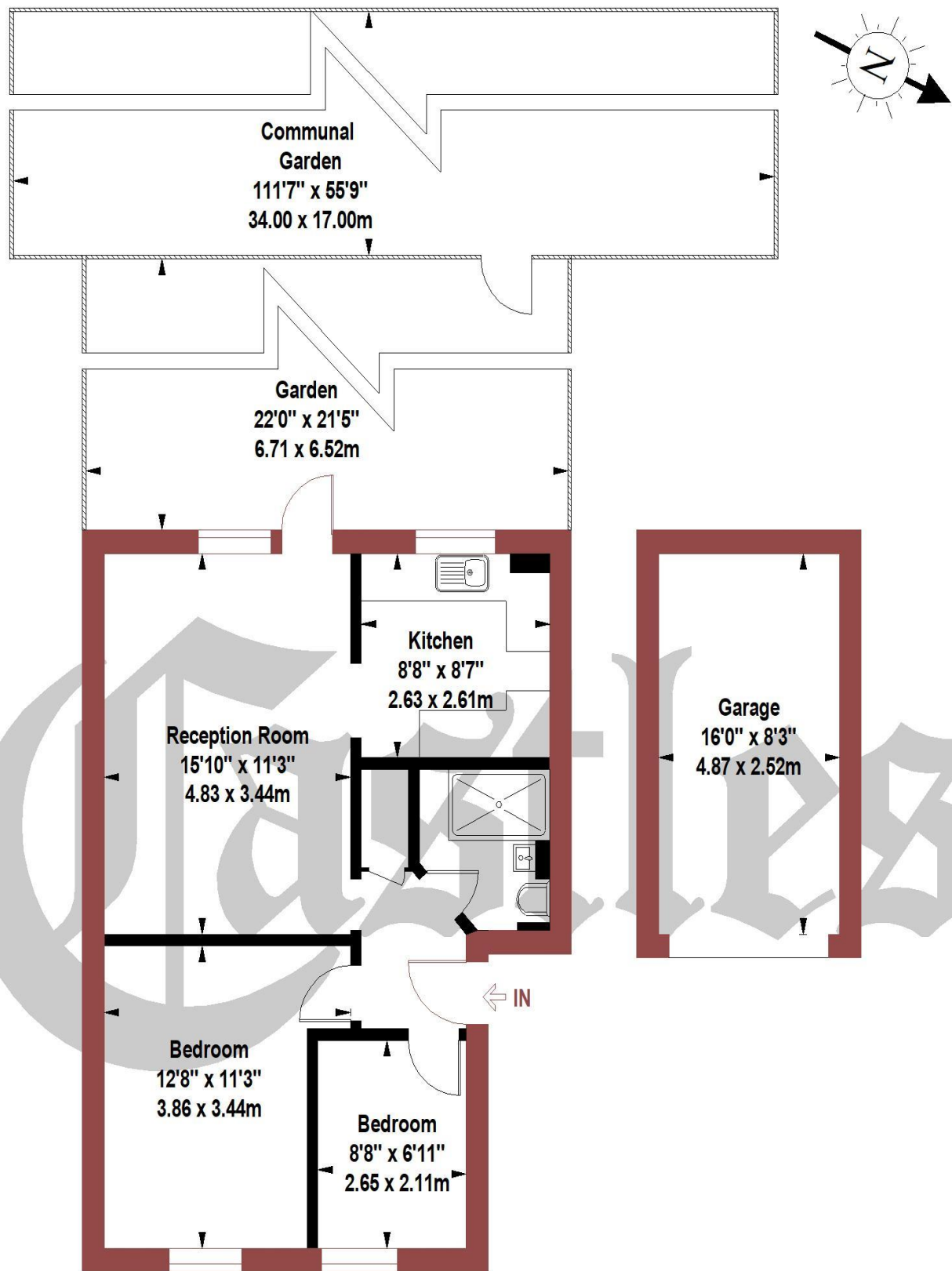
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020 8985 0106
hackney@castles.london



Approx. Gross Internal Area = 49.79 sq m / 536 sq ft
 (Excluding Garage)
 Garage Area = 12.08 sq m / 130 sq ft



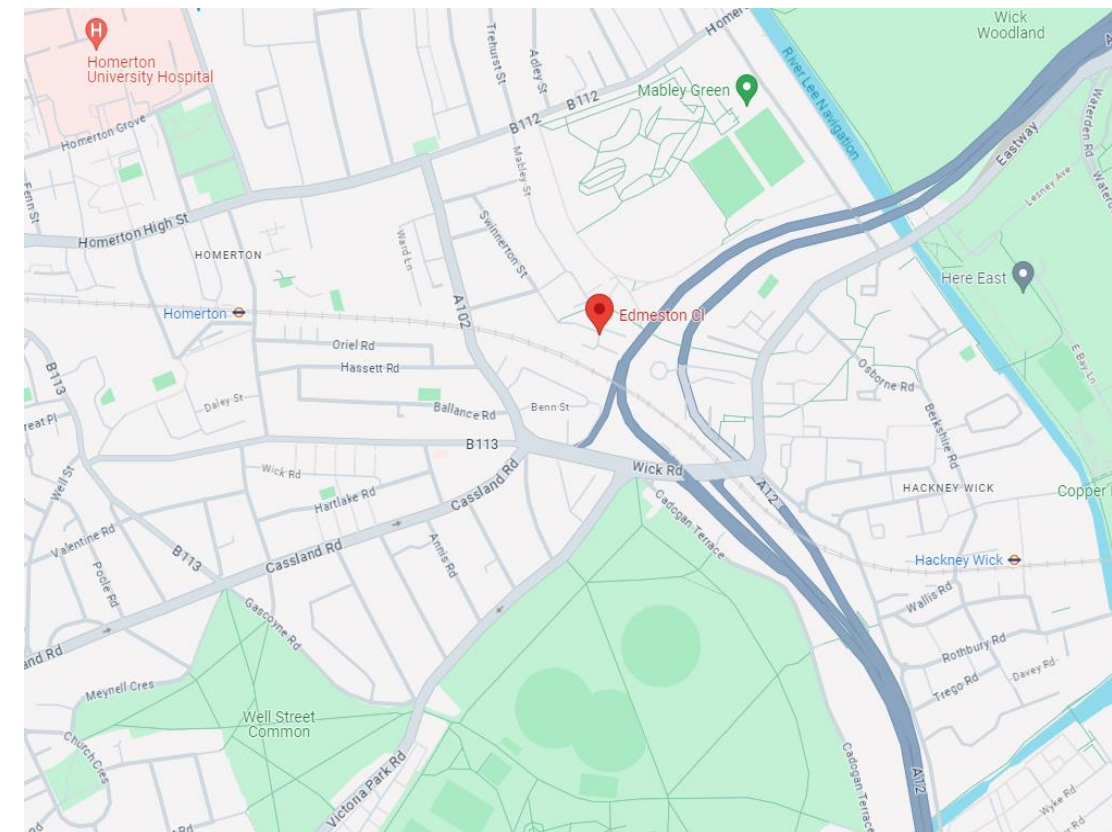
Ground Floor

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).

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

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