



Shacklewell House, Shacklewell Lane, E8 2EQ

£375,000

Leasehold

Castles

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Castles is pleased to present this exciting opportunity, set in the heart of the ever-vibrant area of Shacklewell, Hackney. This bright 2-bedroom flat is appointed on the 4th floor of a purpose-built building. You are a moments' walk from amenities and transport links. You will be pleased to take advantage of local bistro cafes and lush Hackney Downs Park on the weekends and with an easy commute to central London, via Dalston Station, located just 0.5 miles away. This home provides an ideal canvas to curate a wonderful, yet personal home, with the proportionately sized bedrooms and ample reception area, you have a great space to entertain friends and family. With a spacious, separate kitchen, you're sure to cook up a storm. The south-facing orientation of the home means that you get the pleasure of natural light, throughout the day.

Tenure - Leasehold
Tenure Arrangement - 91 years
Service Charge - £190.00pm
Ground Rent - £9.00 pa
Council Tax - B
EPC - D 66,81

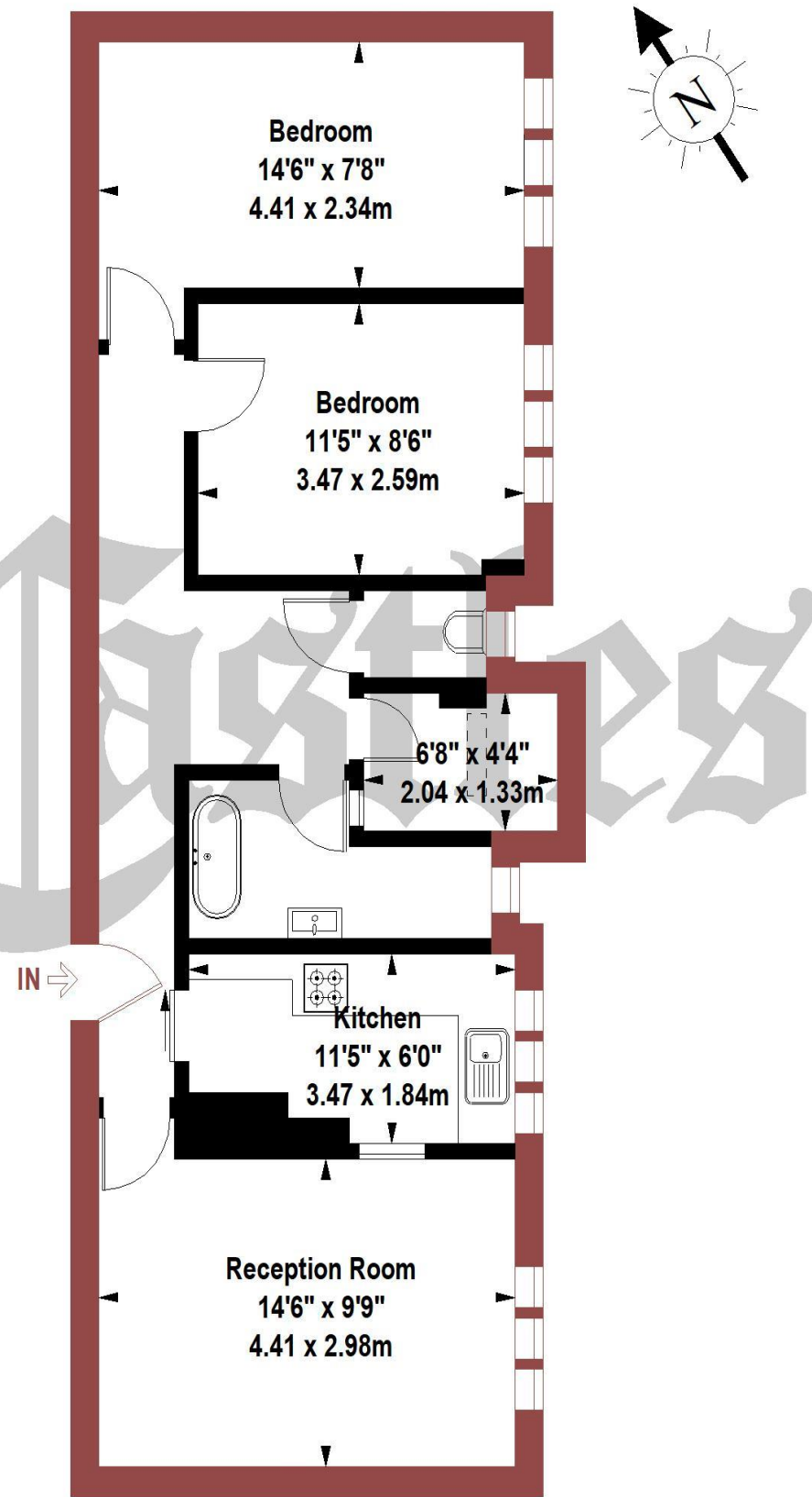
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020 8985 0106
hackney@castles.london



Approx. Gross Internal Area = 61.59 sq m / 663 sq ft



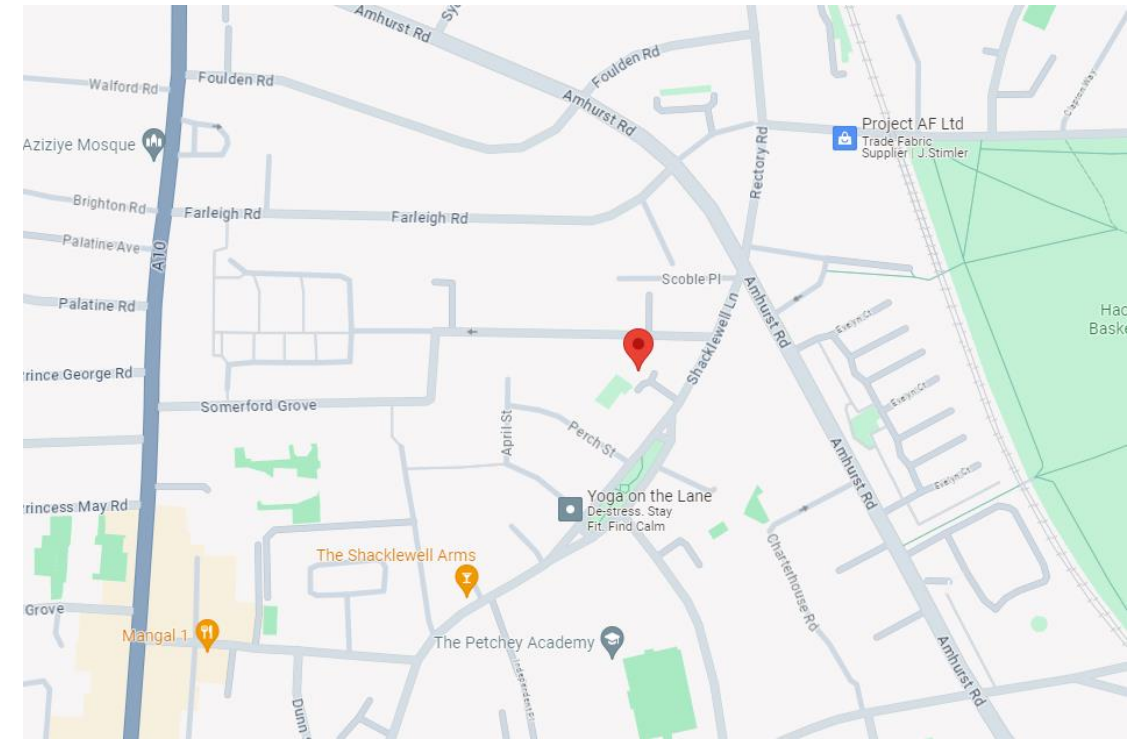
Fourth Floor

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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