



Limehouse Lodge, Harry Zeital Way, E5 9RN

£475,000

Leasehold

Castles



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Castles Hackney are pleased to present a rare opportunity to acquire a two-bedroom apartment, ideally situated in this stylish modern built development, enjoying contemporary style living accommodation and boasting own balcony and benefitting from allocated parking with stunning views across the River Lea and beyond. The open plan reception room and kitchen are bathed in natural light, thanks to the floor-to-ceiling, double-glazed windows. This south-facing home stays insulated in the winter and offers coolness in the summer. The master bedroom offering its own en-suite. Convenience is key, with local amenities just a short walk away on Chatsworth Road and Upper Clapton Road. Commuting is a breeze, with Clapton overground station providing swift access to the City. Lea Bridge station connects you to Stratford and offers routes to Hertfordshire and beyond.

*Tenure - Leasehold
Tenure Arrangement - 108 years
Service Charge - £3,373.71 pa +£1,398.50 reserve fund
Ground Rent - £150.00 pa
Council Tax - D
EPC - C 71, 84*

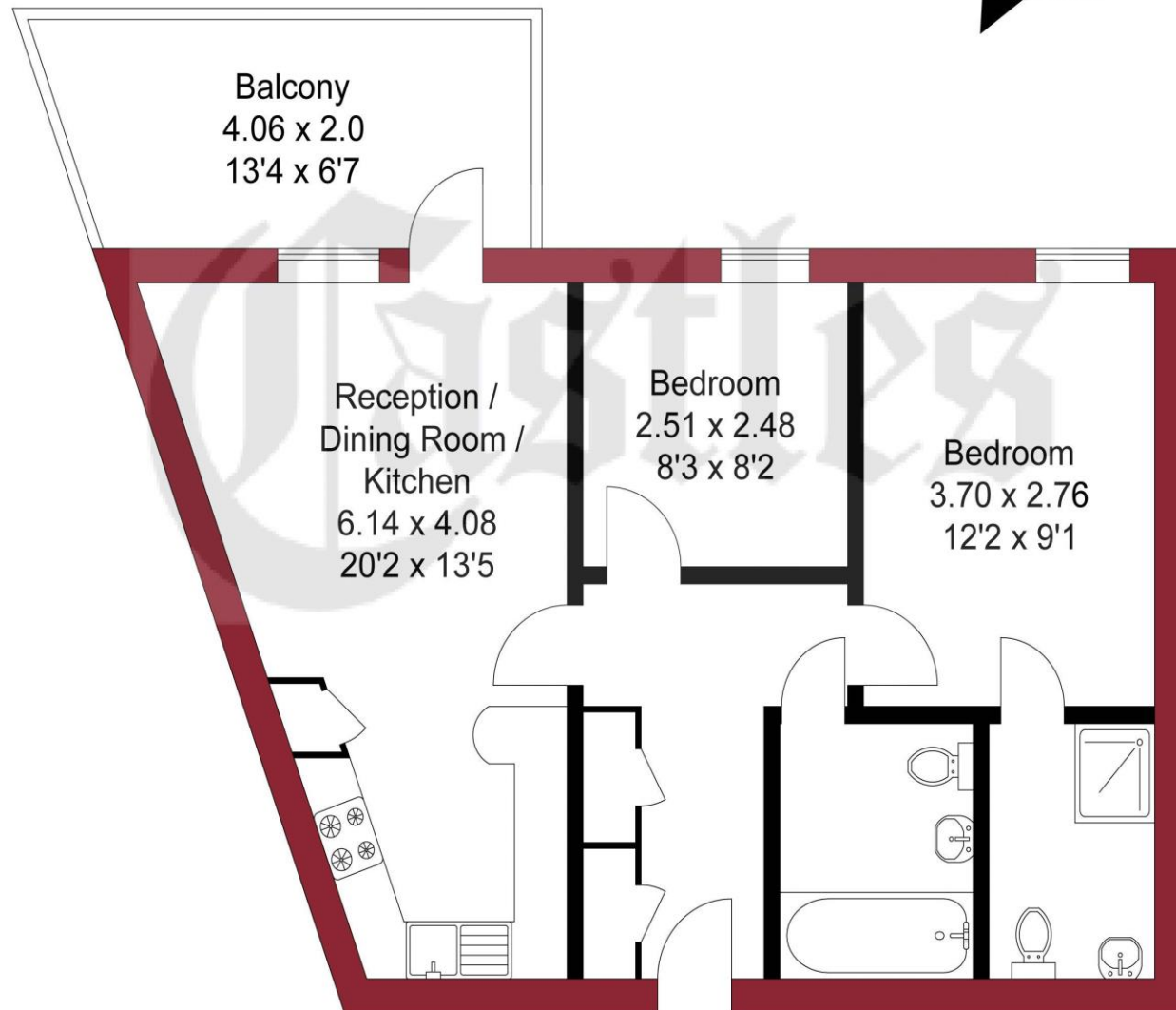
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020 8985 0106
hackney@castles.london



APPROXIMATE GROSS INTERNAL AREA
52.04 sqm / 560.15 sqft



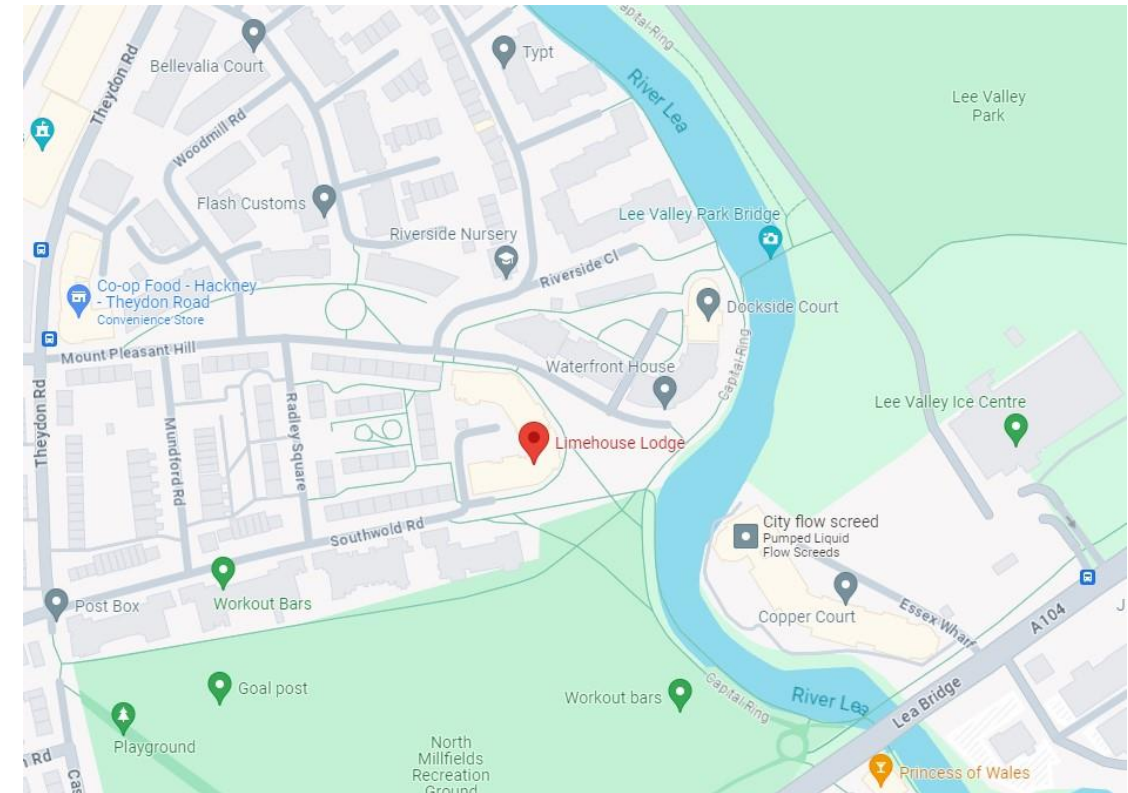
FOURTH FLOOR

THIS PLAN IS FOR ILLUSTRATION ONLY AND MAY NOT BE REPRESENTATIVE 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. Clapton 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
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