



Walnut Court, Woodmill Road, E5 9GX

£265,000

Leasehold

Castles

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Nestled on the fifth floor of a purpose-built development, this delightful one-bedroom flat is a true gem that boasts an abundance of natural light, creating a warm and inviting living space. The well-proportioned double bedroom provides a comfortable sanctuary to unwind after a long day, while the cleverly designed layout maximizes space and functionality throughout. Located in a sought-after area, this property offers unparalleled convenience with easy access to Clapton Overground station, ensuring smooth commuting to various destinations. For nature enthusiasts, serene walks along the picturesque River Lea are just moments away, offering a perfect escape from the bustling city life. Additionally, the vibrant neighborhood plays host to an array of trendy cafes and restaurants, presenting an exciting culinary journey for food enthusiasts. Whether it's enjoying a morning coffee at a nearby café or indulging in delectable dishes, this location caters to all tastes. Don't miss this fantastic opportunity to acquire a well-situated, light-filled haven in a dynamic and thriving community. Secure your slice of urban tranquility today!



Tenure – Leasehold
Tenure Arrangement - 105 Years Approx.
Service Charge - £1,780 per annum
Ground Rent - £200 per annum
Council Tax – C
EPC – C 72, 84

£265,000 Leasehold

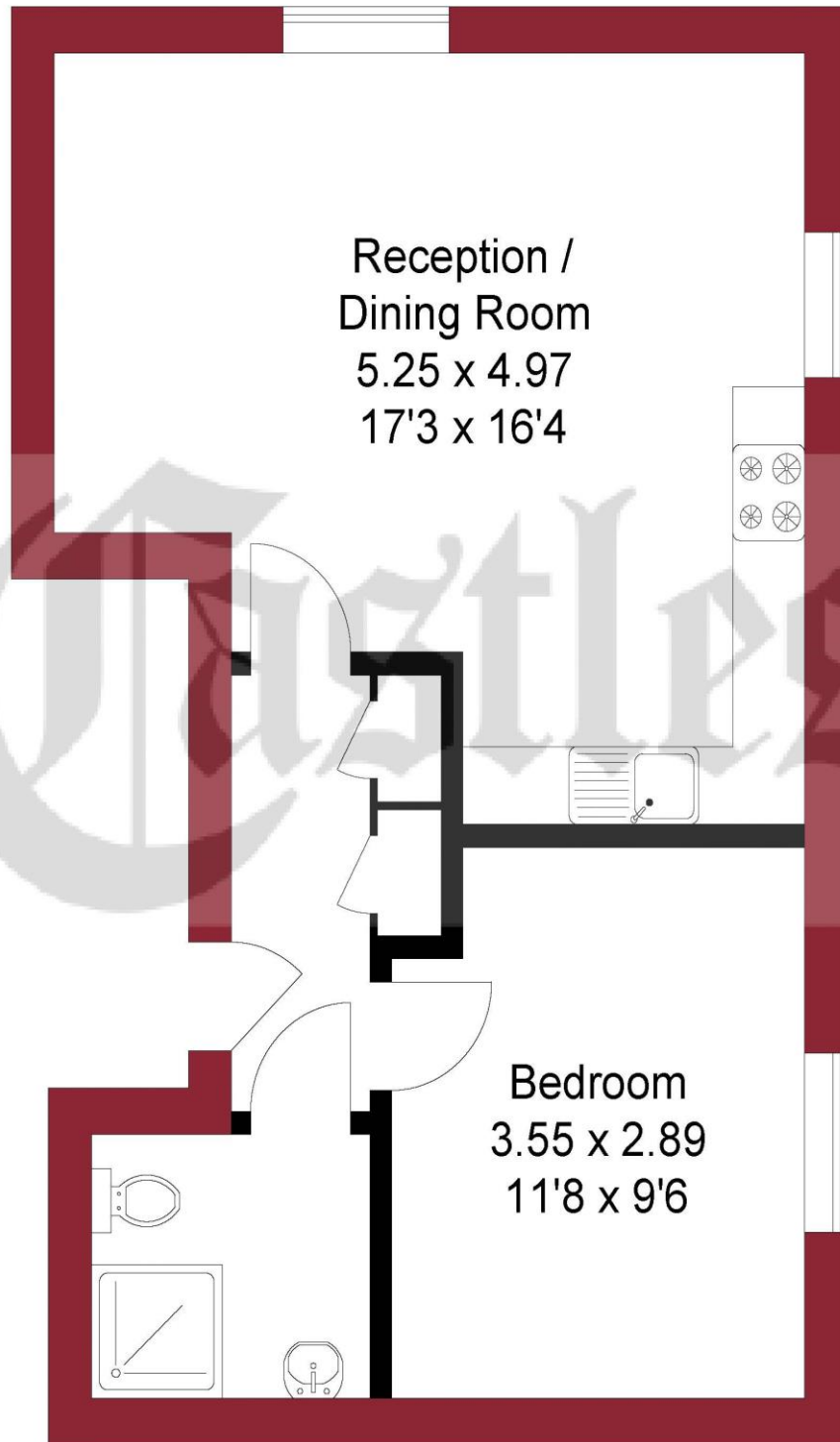
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APPROXIMATE GROSS INTERNAL AREA
40.27 sqm / 433.46 sqft



FIFTH 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

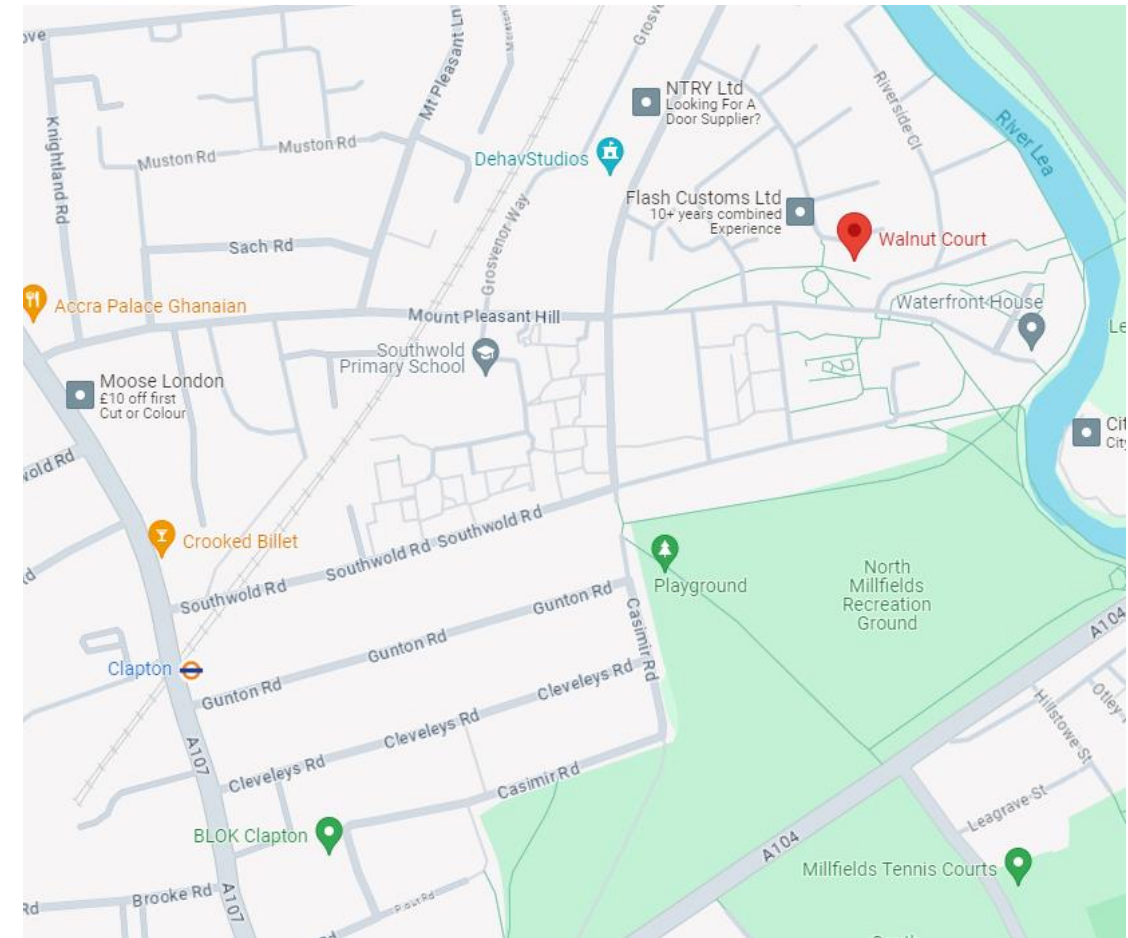
The area is served well through a network of local bus routes and train services. (Hackney Downs Main Line Station into Liverpool Street and Homerton & Hackney Central Stations on the North London Line

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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