



Smalley Close, N16 7LE

£650,000

Freehold

Castles

Smalley Close, N16 7LE

This three-bedroom freehold house boasts over 1000 sq ft of liveable space. Arranged over three floors this property is comprised of three double bedrooms, reception room, family bathroom and separate WC, private garden and ample storage. In need of modernisation, this property is being offered to the market as a chain free opportunity. Located only a 5 minutes' walk from Stoke Newington Overground Station, local residents also benefit from access to the shops, bars and restaurants that are found on Stoke Newington High Street.

£650,000 Freehold

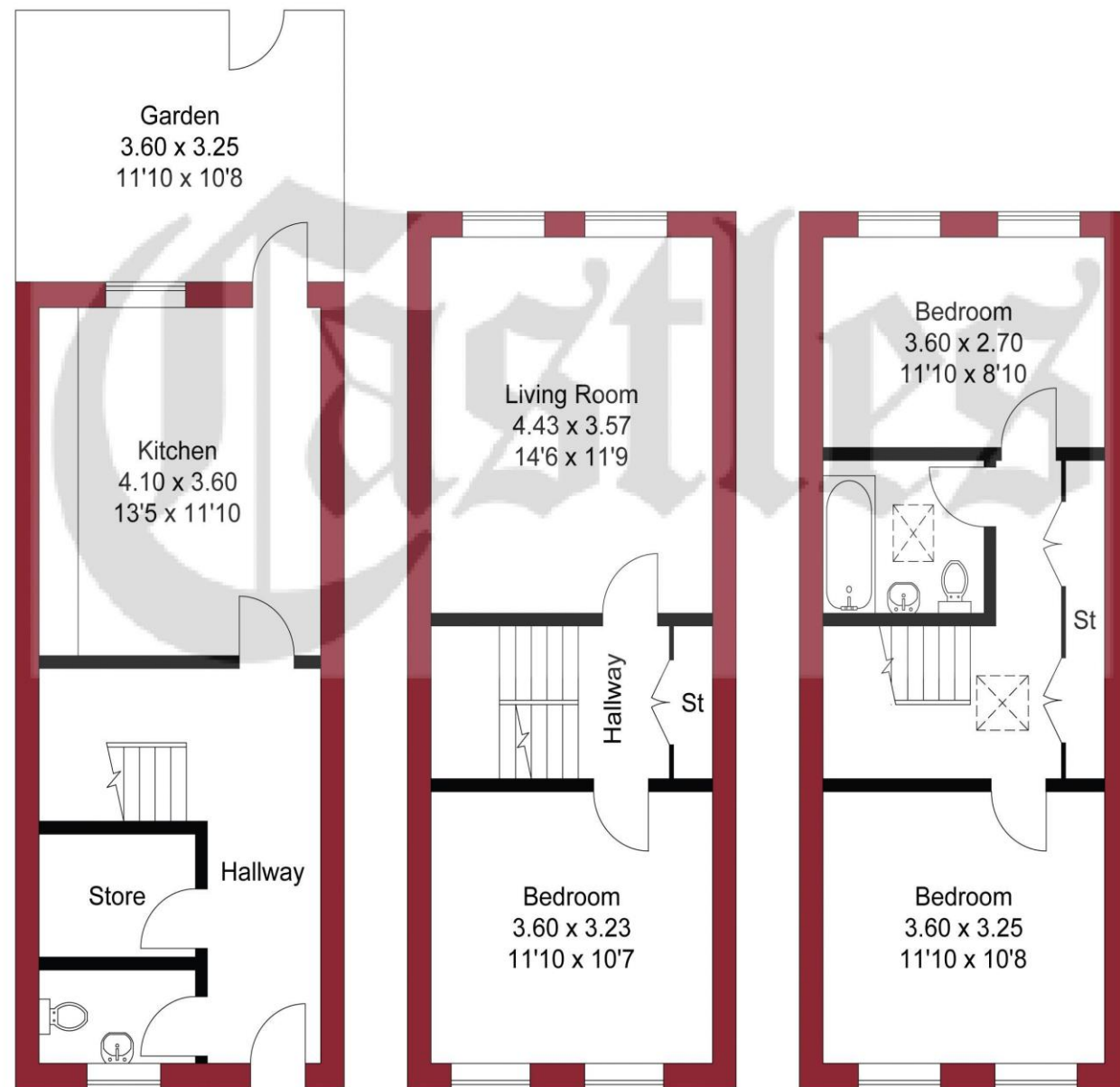
Castles

020 8985 0106
hackney@castles.london





APPROXIMATE GROSS INTERNAL AREA
102.10 sqm / 1098.99 sqft



GROUND FLOOR

FIRST FLOOR

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).

Property Information:

Tenure – Freehold

Tenure Arrangement – Freehold

Service Charge - £54.54 pa (Communal Areas)

Ground Rent – Na

Council Tax – D

EPC - D 66, 89

Internet Speed: tbc

How old is the boiler- 7yrs Last Serviced- 2021

Location of the stopcock – tbc

Building and Appliance Warranties and Guarantees - None

What are the neighbours like - Excellent neighbours



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.

