



Castles

ASKING PRICE

£400,000

Pegwell House, Pembury Road

London, E5 8JS

Castles



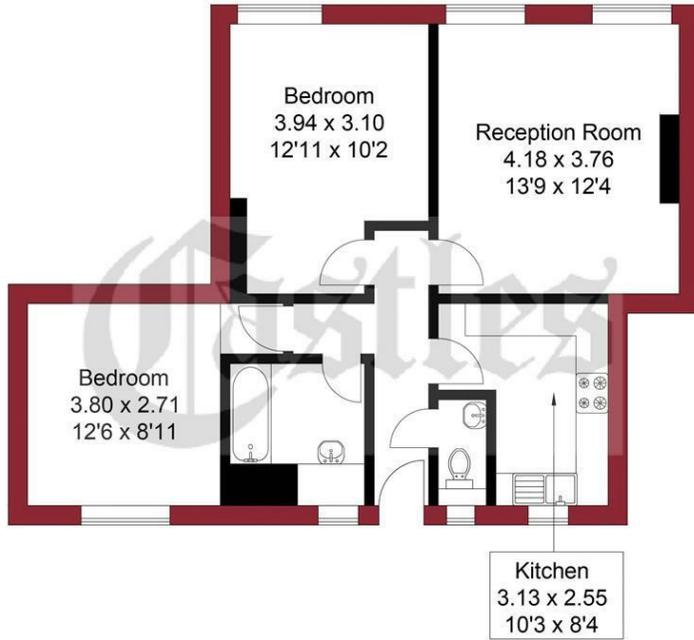
## PROPERTY SUMMARY

This beautifully presented two-bedroom flat is located on the ground floor of a popular residential development. The property comprises of a large reception room, separate contemporary kitchen, modern bathroom & WC and two double bedrooms. Pegwell House is only a short distance from both Hackney Central and Hackney Downs Stations. In addition, the property is within easy reach of Mare Street and local markets.





APPROXIMATE GROSS INTERNAL AREA  
58.54 sqm / 630.11 sqft



GROUND FLOOR

THIS PLAN IS FOR ILLUSTRATION ONLY AND MAY NOT BE  
REPRESENTATIVE OF THE PROPERTY

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## A guide to the area

AREA GUIDE TEXT



Flat - Ground Floor

Leasehold

**Council:**

**Council Tax Band:** B

**Lease Remaining:** n/a

**Service Charge:** n/a

**Ground Rent:** n/a

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



### OFFICE ADDRESS

44 Lower Clapton Road  
Hackney  
London  
E5 0RN

### OFFICE DETAILS

020 8985 0106  
[hackney@castles.london](mailto:hackney@castles.london)  
<https://www.castles.london/>

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
102 kWh/m <sup>2</sup>	A		
61-91	B		
49-60	C		
35-48	D		
29-34	E		
21-28	F		
1-20	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	