

Castles



ASKING PRICE

£475,000

Riverside Close

London, E5 9ST

Castles



PROPERTY SUMMARY

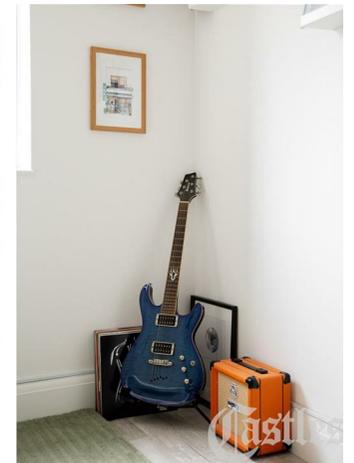
Welcome to your future home, a beautifully renovated first-floor apartment nestled in a serene cul-de-sac. This charming residence offers a perfect blend of modern comforts and peaceful living. As you enter, you'll be greeted by bright and airy interiors, where sunlight floods the spacious reception room, creating a warm and inviting atmosphere. The separate kitchen is thoughtfully designed with contemporary fittings, ideal for both cooking and casual dining. The modern bathroom features sleek fixtures and finishes, adding a touch of luxury to your daily routine. Ample storage throughout ensures that your living space remains clutter-free and organized.

Step outside to discover a lovely communal garden, a tranquil retreat where you can unwind with a book or enjoy leisurely afternoons with friends watching the boats go by. The apartment also includes the convenience of an allocated parking space, making your daily routines hassle-free.

Located just a short walk from Clapton Overground Station, you'll have quick and easy access to the City and Liverpool Street, connecting you effortlessly to the vibrant pulse of London. For nature enthusiasts, the picturesque River Lea and expansive Walthamstow Marshes are close by, offering scenic walks and outdoor adventures right on your doorstep.

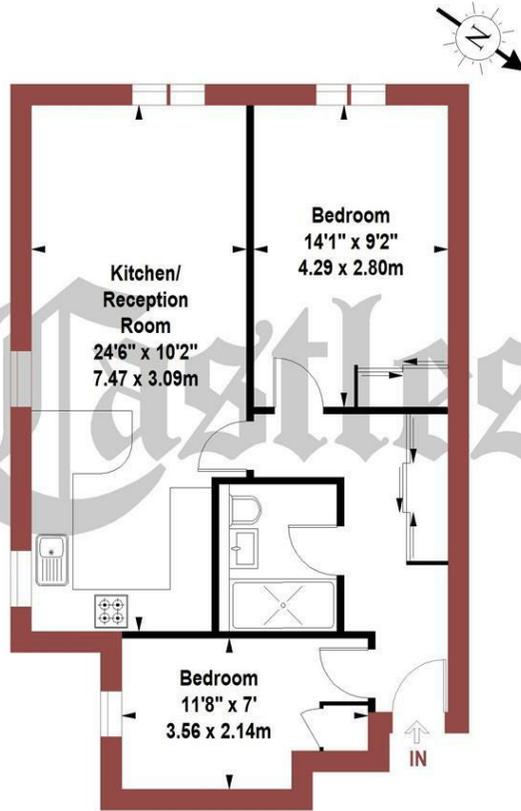
Experience the perfect balance of urban convenience and natural serenity in this delightful apartment. Don't miss out on this exceptional opportunity to make it yours!





A guide to the area
AREA GUIDE TEXT

Approx. Gross Internal Area = 53.70 sq m / 578 sq ft



First 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.



Flat - First Floor

Leasehold

Council:

Council Tax Band: C

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

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OFFICE DETAILS

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
102 kWh/m ² A			
81-101 B			
69-80 C			
55-68 D			
39-54 E			
21-38 F			
1-20 G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	