



Castles

ASKING PRICE

£450,000

Almond Court, Woodmill Road

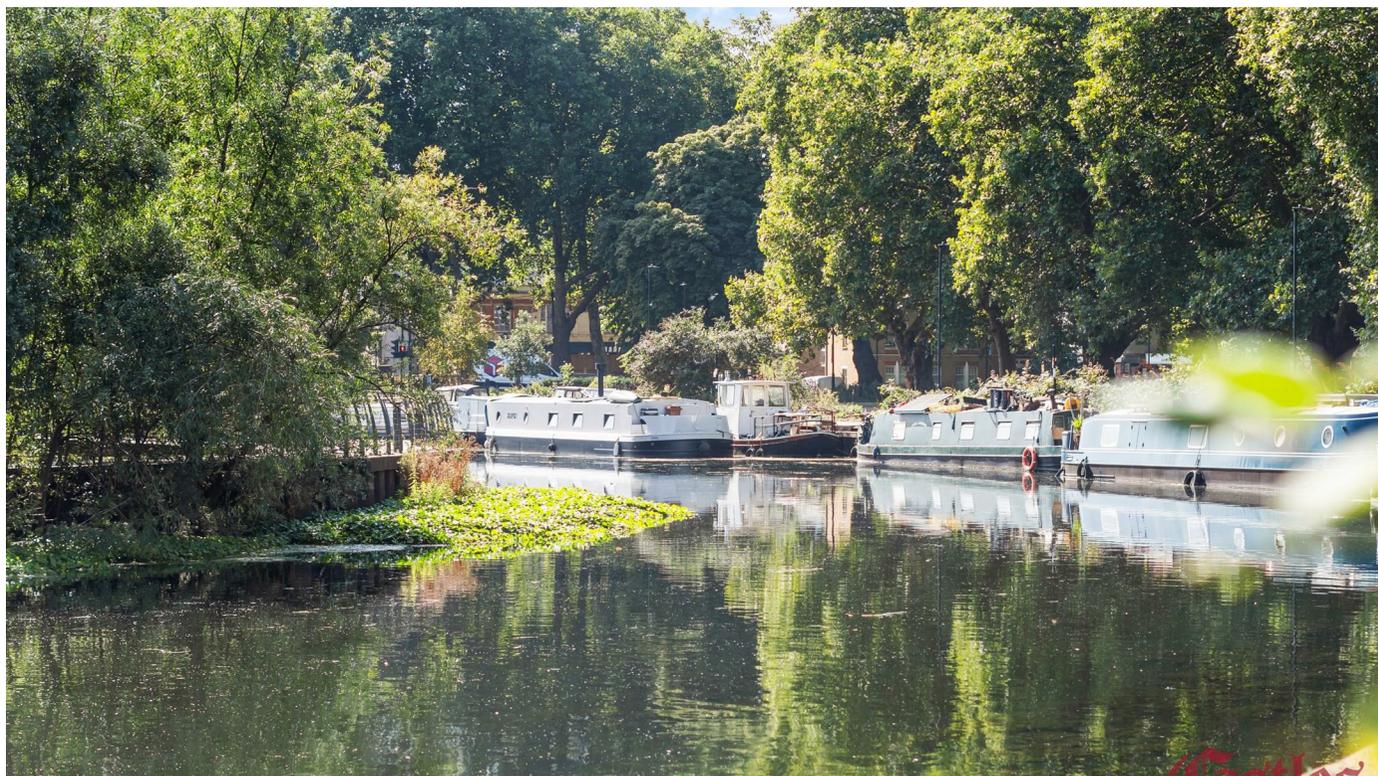
London, E5 9GA

Castles



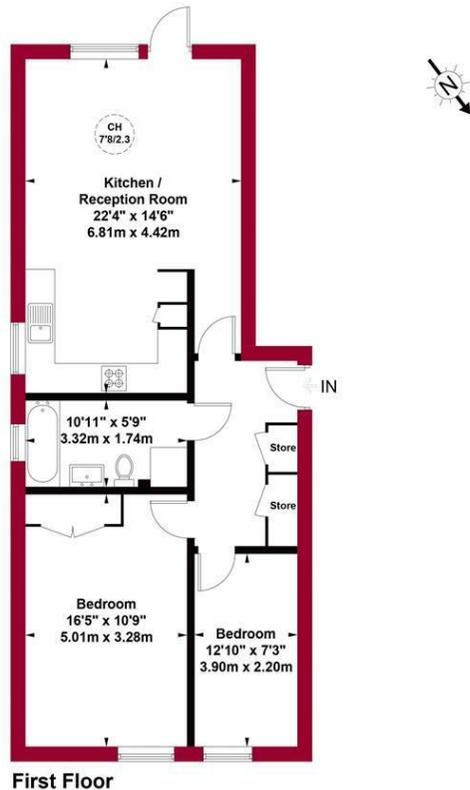
## PROPERTY SUMMARY

Castles Hackney are delighted to present this stunning 2-bedroom, first-floor home, offering approximately 752 sqft of thoughtfully designed living space in a highly sought-after E5 location. Step inside to a welcoming and spacious hallway, featuring three convenient storage cupboards perfect for keeping your home beautifully organized and clutter-free. At the heart of the property, the bright, open-plan kitchen and living area is bathed in natural light from the Juliet balcony, creating an inviting atmosphere ideal for relaxing evenings or lively gatherings. The kitchen is modern and well-equipped, boasting generous work surfaces and ample storage to make cooking a true pleasure. The generously sized master bedroom easily accommodates all your furniture needs and benefits from a double wardrobe, offering excellent storage. The versatile second bedroom can effortlessly serve as a guest room, nursery, or stylish home office. The contemporary bathroom features a sleek shower over the bath, perfectly blending practicality with modern style. Additional benefits include an allocated parking space, providing added convenience and peace of mind in this popular neighbourhood. Families will appreciate the outstanding local schools nearby, including highly rated primary and secondary schools known for their academic excellence, this makes the location particularly appealing for those seeking quality education options within easy reach. Nestled in E5, you will be moments from some of East London's best green spaces. Take leisurely strolls or enjoy active days out at Millfields Park and Springfield Park, both boasting wide-open lawns, playgrounds, and sports facilities. For outdoor enthusiasts, Hackney Marshes offer expansive fields perfect for cycling, walking, and soaking up fresh air. Meanwhile, the nearby tranquil River Lea invites peaceful riverside walks amid stunning natural scenery. Transport links are excellent, with Homerton and Hackney Downs stations nearby, offerin





Almond Court, E5 Approximate Gross Internal Area = 758 sq ft / 70.4 sq m



This plan is for layout guidance only and is not drawn to scale unless stated. All dimensions, including windows, doors, and the Total Gross Internal Area (GIA), are approximate. For precise measurements, please consult a qualified architect or surveyor before making any decisions based on this plan.



## A guide to the area

### 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)

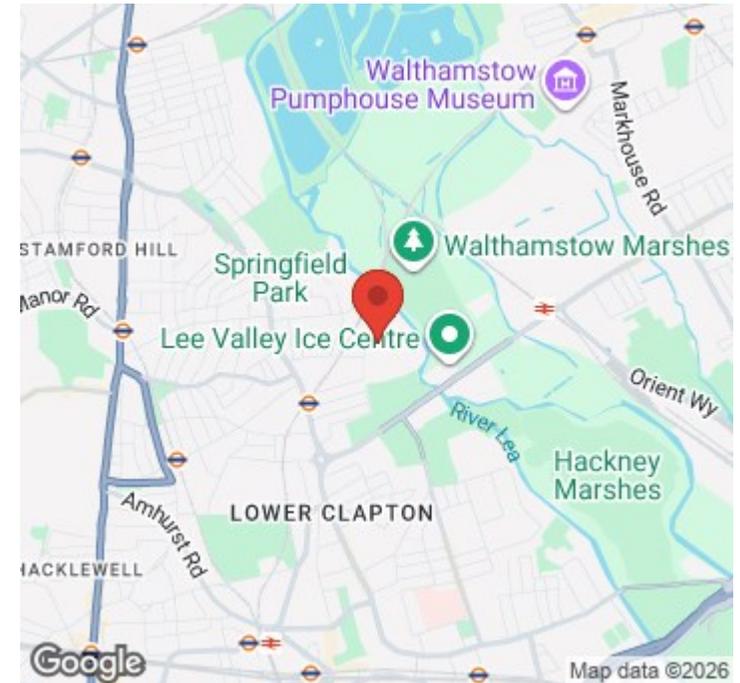
### Shopping And Leisure

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).

Energy Efficiency Rating		
	Current	Possible
Very energy efficient - lower running costs		
(92-100) A		
(81-91) 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	



Flat

Leasehold

**Council:** Hackney

**Council Tax Band:** D

**Lease Remaining:** 107 Years

**Service Charge:** £2,464.56

**Ground Rent:** Included in the service charge

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  
<https://www.castles.london/>