

Castles

WHITEHART

Castles

ASKING PRICE

£300,000

Edmeston Close

London, E9 5TL



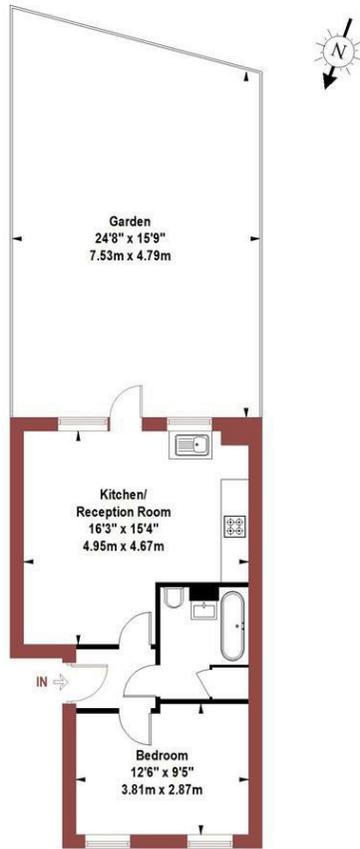
PROPERTY SUMMARY

Castles Hackney is pleased to offer this one-bedroom ground floor apartment situated in a modern purpose-built block. The property offers an open plan kitchen/reception leading onto a private garden, modern family bathroom and parking. Located in a peaceful cul-de-sac development, the apartment is just moments away from Homerton mainline station, providing links to the City. It is also near the popular Chatsworth Road, known for its independent retailers, coffee shops, and Sunday market. Additionally, the green open spaces of Victoria Park and Hackney Marshes are within walking distance. Offered on a chain-free basis, this apartment combines modern amenities, a convenient location, and access to recreational facilities, making it an attractive option for potential buyers. Being sold on a chain free basis.





Approx. Gross Internal Area = 38.65 sq m / 416 sq ft



Ground 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.

A guide to the area

Transport

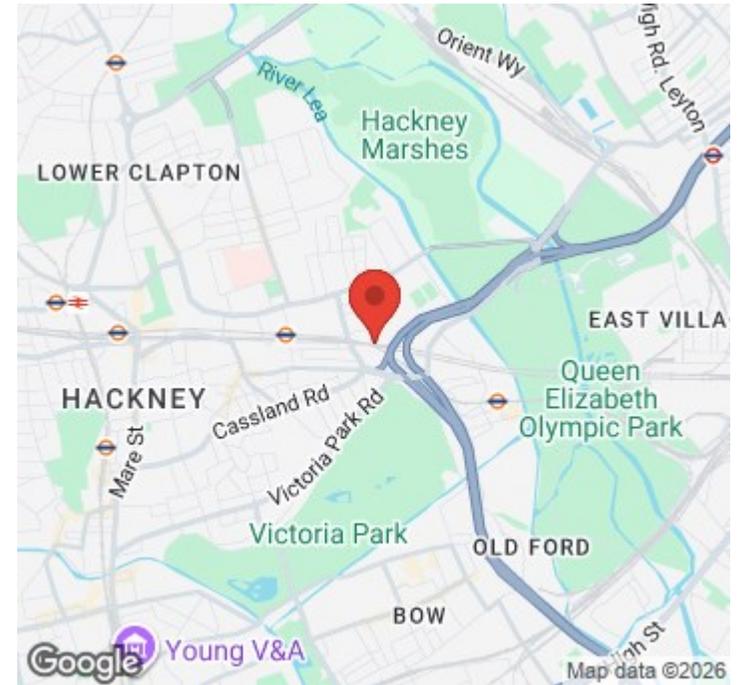
The area is served well through a network of local bus routes and train services. (Hackney Downs Main Line Station into Liverpool Street and Homerton & Hackney Central Stations on the North London Line

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).



Flat - Garden

Leasehold

Council:

Council Tax Band: C

Lease Remaining: n/a

Service Charge: n/a

Ground Rent: n/a

Energy Efficiency Rating		
	Current	Potential
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	

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/>