

Castles



ASKING PRICE

£340,000

Powell Road

London, E5 8DJ

Castles



PROPERTY SUMMARY

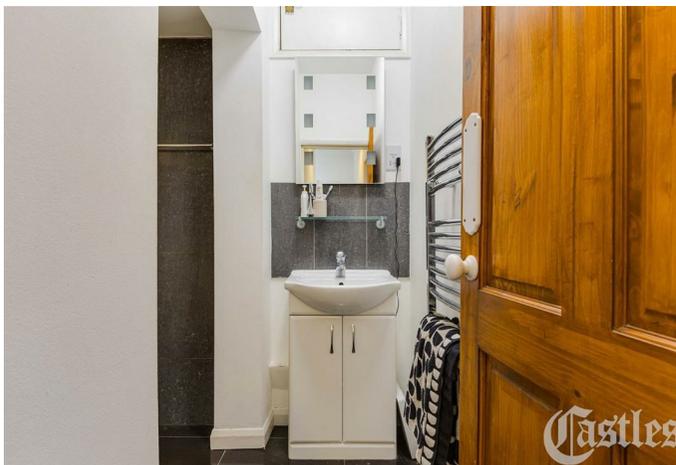
Castles Hackney are pleased to present on the sought-after Powell Road, this delightful one-bedroom top-floor flat with a perfect blend of comfort and character. Situated within a beautifully converted Victorian property, the home boasts tall ceilings that enhance the sense of space, while its cosy and inviting interior creates the perfect retreat from the bustling city.

The flat is presented in good condition, offering a move-in ready opportunity for first-time buyers, professionals, or investors alike. Its excellent location is a standout feature, with the greenery of Downs Park and the vibrant atmosphere of Clapton Pond just a short stroll away. For those commuting, Clapton Station and Hackney Downs Station are within walking distance, providing swift access to Liverpool Street and beyond. Additionally, bus routes into the City and West End are conveniently located nearby, making this property ideal for those seeking a balance of city living and tranquil surroundings.

Enjoy the vibrant local lifestyle with a selection of trendy cafes, restaurants, and independent shops all within close proximity, creating a true sense of community. Offered on a chain-free basis, this is a fantastic opportunity to own a charming home in one of Hackney's most desirable areas.

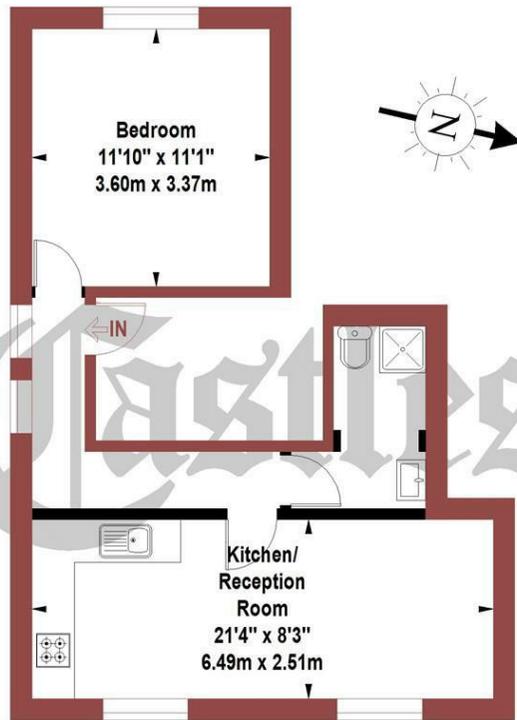
Don't miss the chance to view this unique property, schedule your visit today!





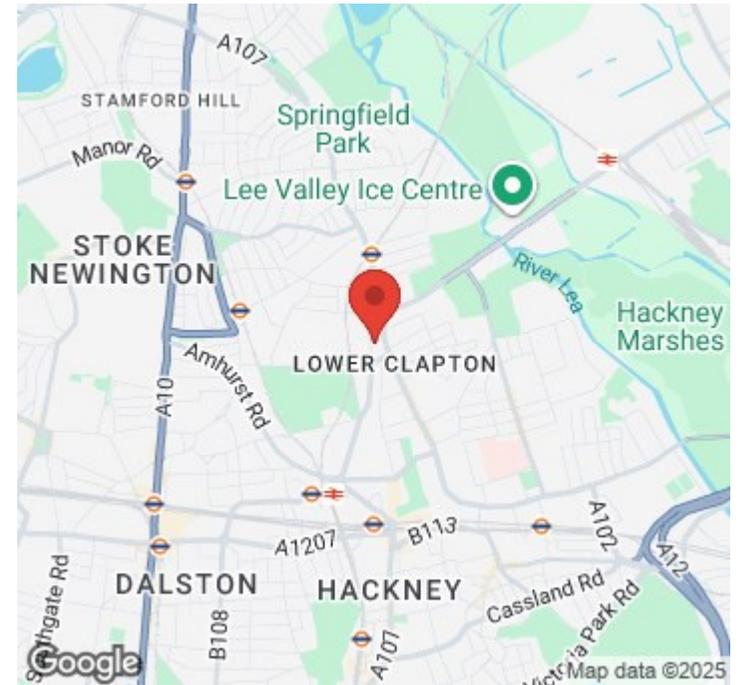
A guide to the area
AREA GUIDE TEXT

Approx. Gross Internal Area = 37.62 sq m / 405 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 theRICS 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

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

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OFFICE DETAILS

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Energy Efficiency Rating		Current	Potential
<small>Very energy efficient - lower running costs</small>			
102-91m	A		
91-81m	B		
80-69m	C		
55-48m	D		
39-34m	E		
21-38m	F		
1-20m	G		
<small>Not energy efficient - higher running costs</small>			
England & Wales		EU Directive 2002/91/EC	