

Castles



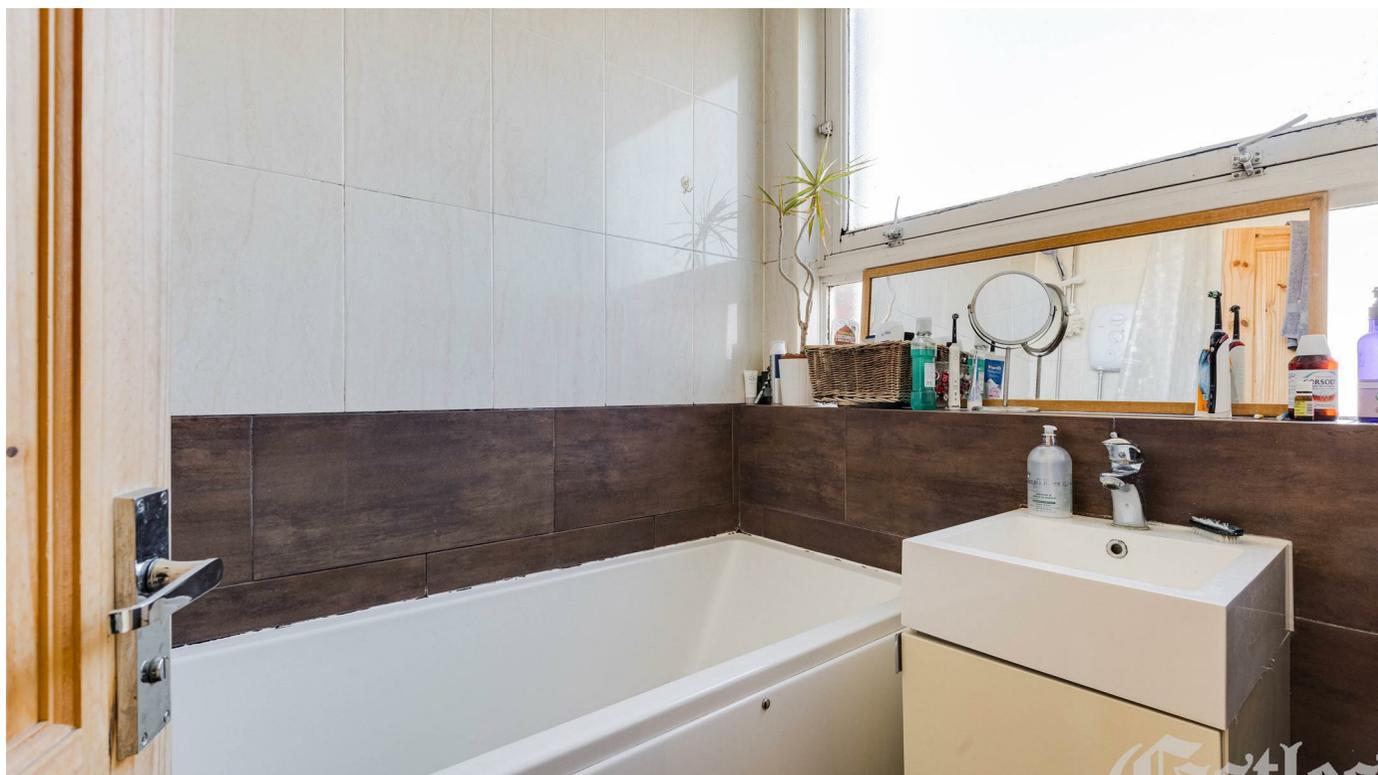
ASKING PRICE

£475,000

Priory Court, Brooksby's Walk

London, E9 6DG

Castles



PROPERTY SUMMARY

Castles Hackney are pleased to offer this beautifully presented two-bedroom split-level apartment occupies the top two floors of a secure, low-rise purpose-built block, located just moments from the vibrant Chatsworth Road and Homerton Overground station. The property offers a well-thought-out and versatile reception/dining space that flows into a modern kitchen, along with a private balcony and plenty of convenient storage with stairs leading up to two generous double bedrooms, complemented by a modern bathroom and a separate guest cloakroom. Priory Court is a secure, gated development with off-street parking, well-maintained communal gardens, and cycle storage. The surrounding area offers an abundance of green open spaces, perfect for relaxing or outdoor activities, including the nearby Hackney Marshes and the expansive Victoria Park. The location is further enriched by independent shops, cafes, delicatessens, and the popular Sunday market of Chatsworth Road. Transport links are excellent, with Homerton Overground station offering direct access to the City and beyond. Multiple bus routes serve the area, providing quick connections to key locations like Stratford's major transport hub, Westfield shopping centre, and the Olympic Park, making this property ideal for commuters or those who want easy access to the best of East London. Being offered on a chain free basis.

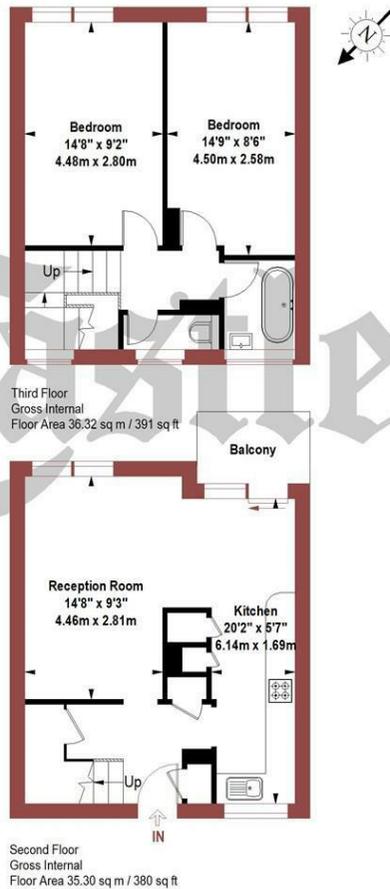




A guide to the area

AREA GUIDE TEXT

Approx. Gross Internal Area = 71.63 sq m / 771 sq ft



Flat

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

44 Lower Clapton Road
Hackney
London
E5 0RN

OFFICE DETAILS

020 8985 0106
hackney@castles.london
<https://www.castles.london/>

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		
(1-10) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	