

Castles

ASKING PRICE

£1,295,000 Freehold
Clifden Road

London, E5 0LL



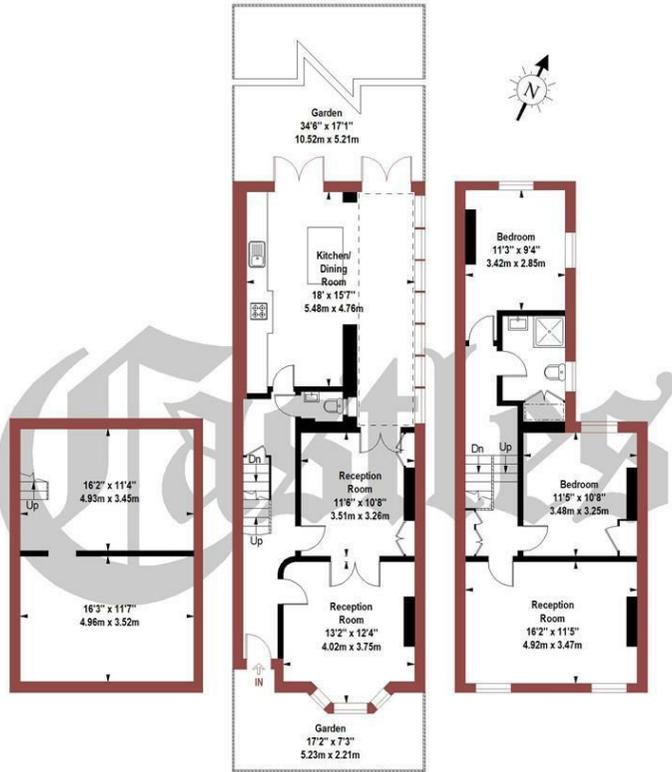
PROPERTY SUMMARY

Castles Hackney are proud to present this immaculate three bedroom period home offering an exceptional opportunity for discerning buyers seeking luxury, character, and convenience in one of East London's most desirable neighbourhoods. Spread over three spacious floors, this residence has been elegantly modernised while tastefully preserving its original period charm, including exquisite features such as detailed coving, ceiling roses, original hardwood floors, and classic window shutters. Bathed in natural light through large, thoughtfully placed windows, each room exudes warmth and sophistication. The property's modernised kitchen is a masterpiece, benefitting from a side elevation that enhances light and space. Equipped with high-end finishes and appliances, it is an ideal space for both everyday living and entertaining. The family bathroom on the first floor is crafted to an impeccable standard, with luxurious fixtures and fittings, while an additional guest cloak room on the ground floor offers added convenience. The spacious basement, with generous head height, provides two versatile rooms, perfectly suited for a home office, gym, or guest suite, and even comes with approved planning for further work, offering exciting potential for additional development. Outdoors, the beautifully landscaped garden has been designed to provide a serene and private retreat, combining stylish finishes with mature greenery. This home is positioned just a short walk from the trendy Chatsworth Road, known for its array of boutique shops, cafes, and markets, as well as Homerton Overground Station, which connects directly to central London and beyond. With high-end finishes, a seamless blend of period elegance and contemporary design, and a location that captures the best of Hackney's vibrancy and charm, this property offers a unique and sophisticated living experience. Contact us to arrange a private viewing of this exceptional property.





Approx. Gross Internal Area = 157.27 sq m / 1693 sq ft



Cellar
Gross Internal
Floor Area 35.4 sq m/ 381 sq ft

Ground Floor
Gross Internal
Floor Area 67.5 sq m/ 727 sq ft

First Floor
Gross Internal
Floor Area 54.3 sq m/ 585 sq ft

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.

Transport

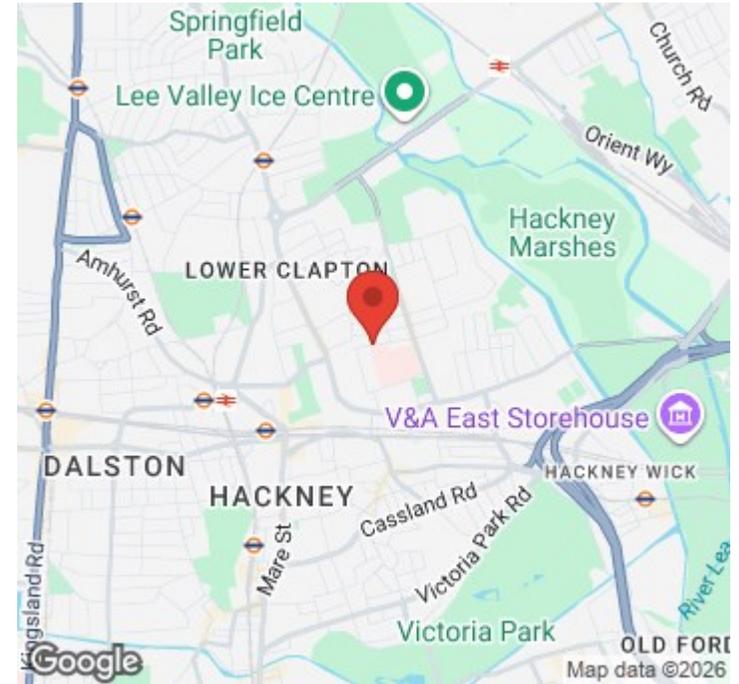
The area is served well through a network of local bus routes and train services. (Hackney Downs Main Line Station into Liverpool Street and Homerton & Hackney Central Stations on the North London Line

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).



House - Terraced

Freehold

Council: Hackney

Council Tax Band: D

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			
(92-101) A			
(81-91) B			
(69-80) C			
(55-68) D		68	74
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	