

Castles



ASKING PRICE

£475,000

Banister House, Homerton High

London, E9 6BP

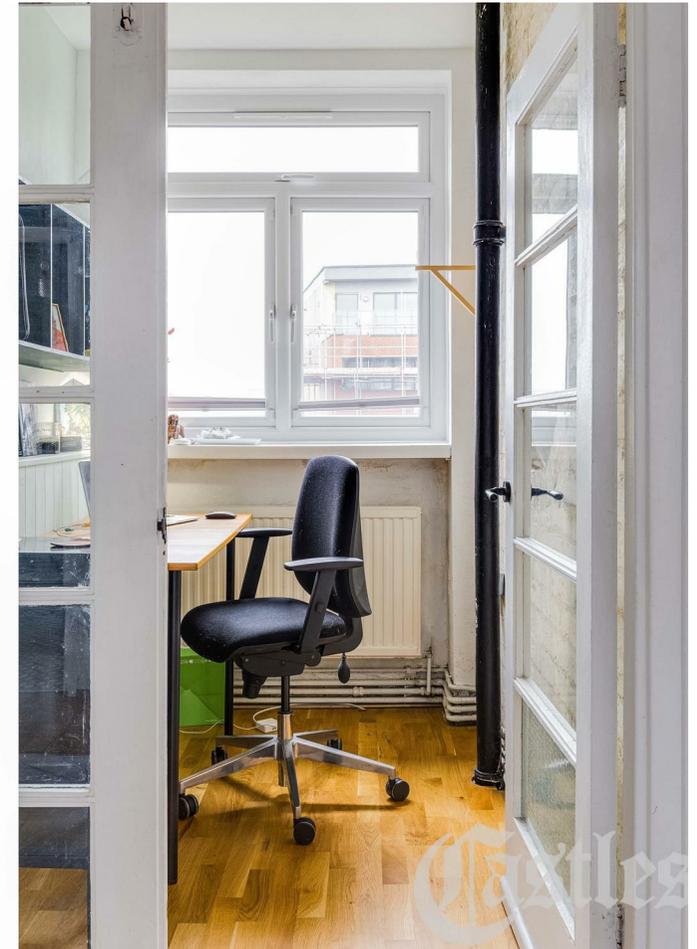
Castles



PROPERTY SUMMARY

Castles Hackney are proud to present this beautifully modernised three-bedroom flat in the heart of Homerton. Spanning over 943 sq. ft., this generously sized property boasts three large double bedrooms, a separate W/C and bathroom, and a spacious reception room featuring a charming fireplace. The new flooring throughout enhances the contemporary aesthetic, while the large separate kitchen/dining area provides ample space for entertaining. Additionally, the flat benefits from a dedicated study/office space, making it ideal for those working from home. With an abundance of natural light flooding through, this home offers both style and comfort in an unbeatable location. Being offered on a chain free basis. Situated on Homerton High Street, this fantastic property is just moments away from Homerton Overground Station, providing excellent transport links across London. The vibrant Mare Street and Well Street are within walking distance, offering an array of cafes, restaurants, and pubs, as well as the renowned Hackney Empire for live entertainment. For shopping and leisure, Stratford Westfield is easily accessible by bus or train, while the beautiful Hackney Marshes and surrounding green spaces provide the perfect escape for outdoor activities. With excellent connectivity and an unbeatable selection of local amenities, this is an opportunity not to be missed!

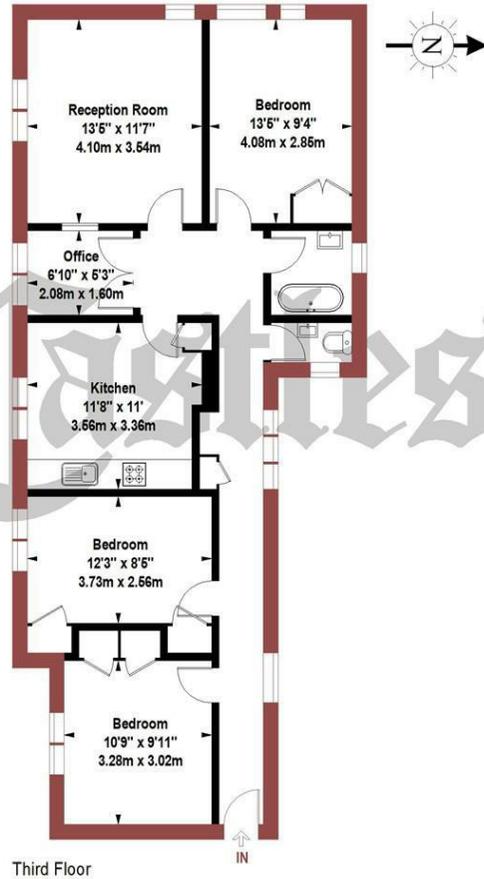




A guide to the area

AREA GUIDE TEXT

Approx. Gross Internal Area = 87.60 sq m / 943 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.



Flat - Third Floor

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

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E5 0RN

OFFICE DETAILS

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
102 (ph1)	A		
61-91	B		
39-50	C		
25-48	D		
19-24	E		
11-18	F		
1-10	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	