

Castles



ASKING PRICE

£375,000

Amhurst Road

London, E8 2AN



PROPERTY SUMMARY

Castles Hackney are happy to present this charming one-bedroom flat on the top floor of an attractive period conversion in the heart of Hackney. Benefitting from its own floor, the property enjoys an abundance of natural light throughout, creating an inviting and airy atmosphere. The well-proportioned living area provides ample space for both relaxation and entertaining, while the separate kitchen ensures a practical and functional layout. Offered as a Share of Freehold and sold on a chain-free basis, this is a fantastic opportunity for first-time buyers. Ideally located just moments from Hackney Downs & Hackney Central Stations, this sought-after address provides excellent transport links into the city and beyond. Residents will enjoy easy access to the beautiful open spaces of Hackney Downs Park, perfect for leisurely strolls and outdoor activities. Mare Street, just a short walk away, offers a vibrant selection of bars, restaurants, and independent shops, with the renowned Hackney Empire providing a hub for arts and culture. This prime location perfectly balances the energy of urban living with the tranquility of green spaces, making it an ideal place to call home.

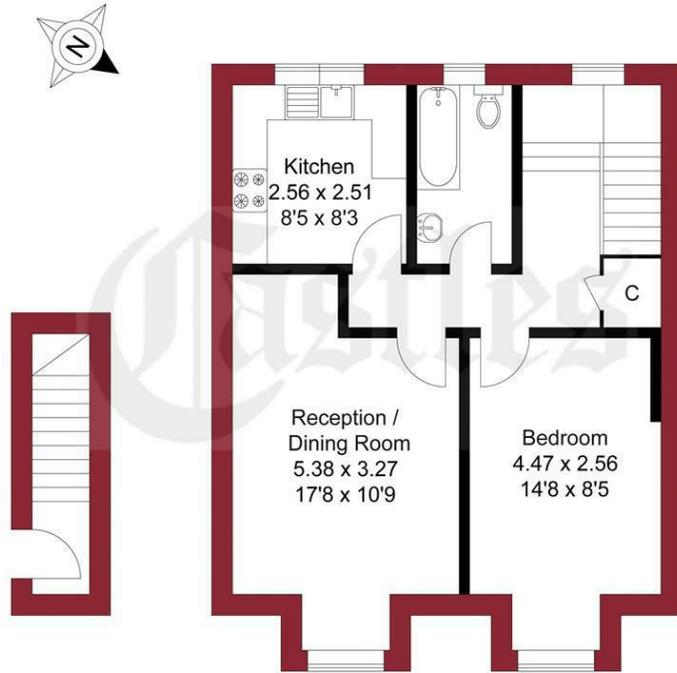




APPROXIMATE GROSS INTERNAL AREA
50.18 sqm / 540.13 sqft

A guide to the area

AREA GUIDE TEXT



THIRD FLOOR

FOURTH FLOOR

THIS PLAN IS FOR ILLUSTRATION ONLY AND MAY NOT BE
REPRESENTATIVE OF THE PROPERTY

Flat

Share of Freehold

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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Hackney
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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			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	