

Castles

ASKING PRICE

£500,000

4 Hawkwood Mount

London, E5 9EQ





PROPERTY SUMMARY

Castles Hackney is thrilled to present this exceptional 4 bedrooms split-level maisonette in the highly sought-after Road. Spanning over 1106 square feet and set across three floors, this generously sized property is perfect for buyers looking to design their dream home. Enjoy the benefits of a large, flexible space with high ceilings, period features, and an abundance of natural light throughout. The property offers a fantastic opportunity for modernisation and customisation, ideal for those looking to add value through refurbishment. Just moments away from the green expanses of Springfield Park and the scenic River Lea, providing excellent outdoor leisure options. Well-connected via Clapton Station, offering direct transport links to central London, making it a great choice for commuters. This maisonette is available on a chain free basis, ensuring a smooth and hassle-free buying process. Whether you're a family seeking a vibrant community atmosphere or an investor looking for a property with great potential, this charming maisonette is must-see. Don't miss this rare opportunity to transform a spacious home in a prime London location.

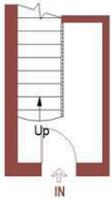




A guide to the area

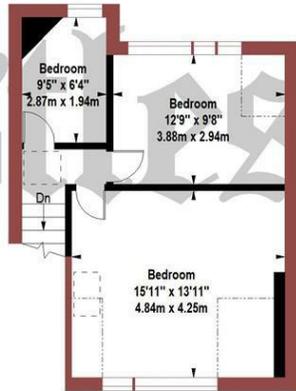
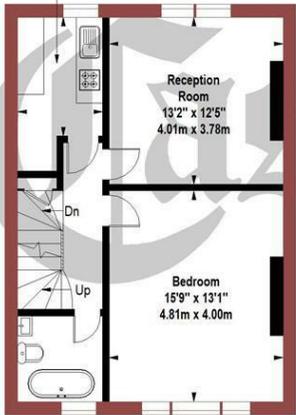
AREA GUIDE TEXT

Approx. Gross Internal Area = 102.75 sq m / 1106 sq ft



Ground Floor Entrance
Gross Internal
Floor Area 6.5 sq m / 70 sq ft

Kitchen
8'10" x 6'5"
2.70m x 1.96m



First Floor
Gross Internal
Floor Area 53.42 sq m / 575 sq ft

Second Floor
Gross Internal
Floor Area 42.83 sq m / 461 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.



Maisonette

Leasehold

Council:

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



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OFFICE DETAILS

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Energy Efficiency Rating		Current	Potential
<small>Very energy efficient - lower running costs</small>			
102-91kWh/m ² A			
91-81kWh/m ² B			
81-69kWh/m ² C			
69-55kWh/m ² D			
55-51kWh/m ² E			
51-39kWh/m ² F			
39-31kWh/m ² G			
<small>Not energy efficient - higher running costs</small>			
England & Wales EU Directive 2002/91/EC			