



Castles

ASKING PRICE

£475,000

Tryon Crescent

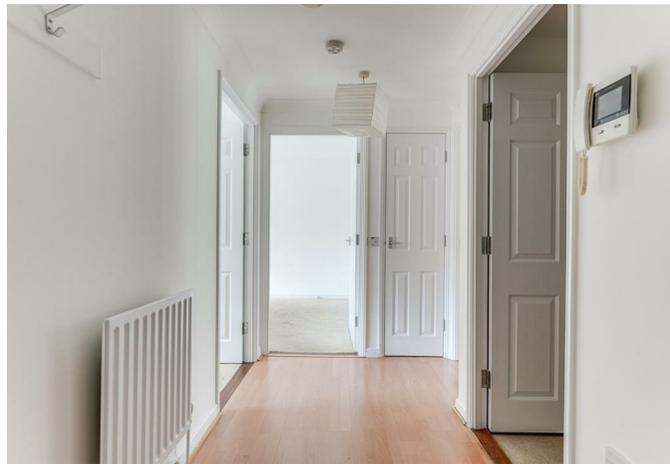
London, E9 7RY



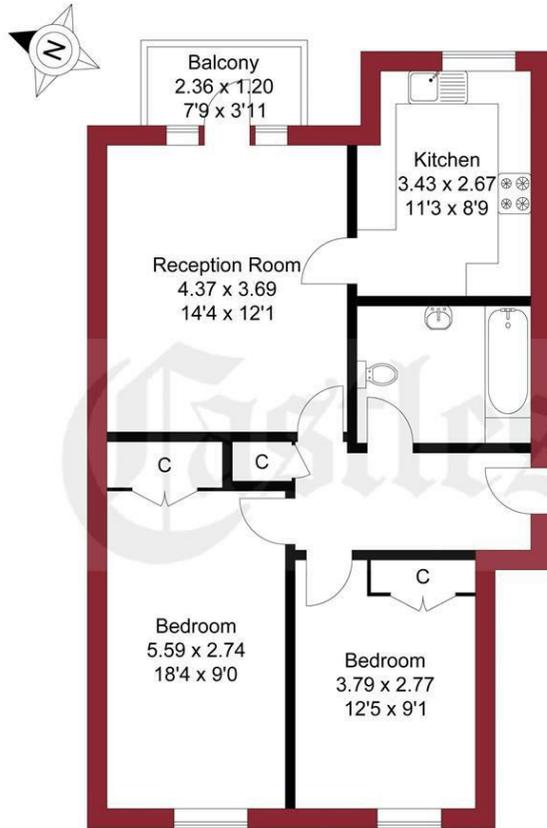
PROPERTY SUMMARY

Castles Hackney are pleased to present this beautiful two-bedroom first-floor flat in the heart of E9. Ideal for first-time buyers looking for space, style, and a buzzing community right on their doorstep. Offering just over 700 sq. ft. of bright and airy living space, the property features two generously sized double bedrooms, each with built-in wardrobes, a well-maintained bathroom, and a spacious open-plan living/dining area that's perfect for hosting friends or just unwinding after a busy day. Large balcony doors flood the space with natural light, opening onto your own private East facing balcony—ideal for morning coffees or evening drinks. Being sold on a chain free basis. Situated just a short walk from Mare Street, Wells Street, and Broadway Market, you'll have an array of artisan cafés, independent boutiques, buzzing restaurants, and lively bars within easy reach. Enjoy weekends exploring Victoria Park, where you'll find open green spaces, street food stalls, and the famous Sunday market, or take in the creative energy of nearby London Fields. For commuters, Cambridge Heath Station is just a short walk away, providing quick access to Liverpool Street Station, making your journey into the City seamless. Several bus routes and cycle paths also make getting around London effortless. With its spacious layout, stylish interiors, and unbeatable location, this property is a fantastic opportunity for young professionals or first-time buyers looking to immerse themselves in East London living. Don't miss out! Arrange a viewing today and make this stylish Hackney home yours.





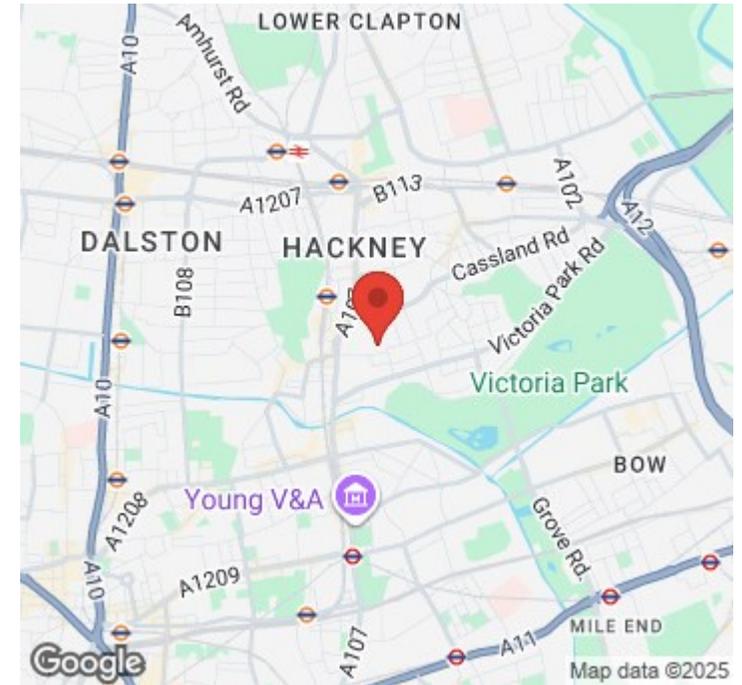
APPROXIMATE GROSS INTERNAL AREA
65.08 sqm / 700.51 sqft



FIRST FLOOR

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

A guide to the area AREA GUIDE TEXT



Flat - First 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

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	