

Castles



ASKING PRICE

£500,000

Lyric Court, 10 Holly Street

London, E8 3GG

Castles

## PROPERTY SUMMARY

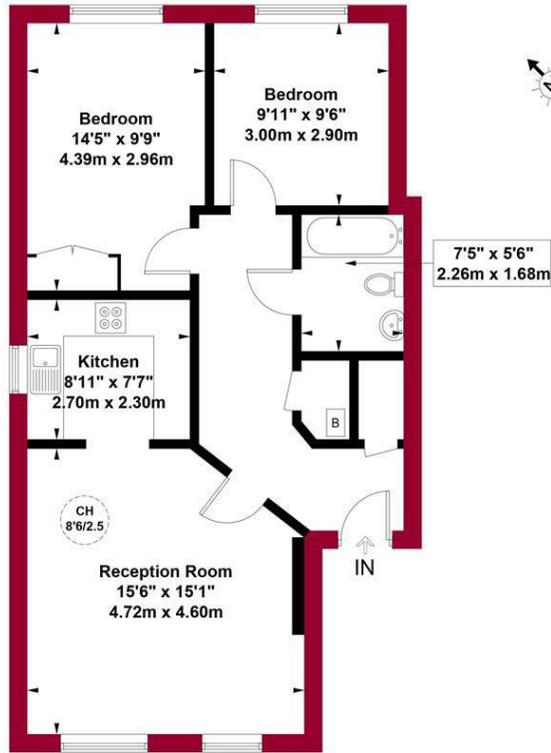
Castles Hackney are pleased to present this superb 720 sq ft two double bedroom top floor flat, situated on the popular Holly Street and offered in excellent condition throughout. Spacious and filled with an abundance of natural light, the property comprises two generous double bedrooms, a large family bathroom, a bright and airy living and dining area, and a separate well-appointed kitchen. Additional benefits include excellent built-in storage throughout. The property is being sold on a chain-free basis. Perfectly positioned moments from the vibrant heart of Dalston, the flat is within easy reach of Dalston Junction, Dalston Kingsland, and Haggerston Overground stations, offering swift access to Shoreditch, the City and beyond. Numerous bus routes run along nearby Kingsland Road, complementing the excellent transport links. A short walk away, London Fields provides green open space, while the popular Broadway Market offers weekend food stalls and independent boutiques. The area also benefits from a wide selection of local amenities and is within the catchment of several good schools.





Lyric Court, E8

Approximate Gross Internal Area = 720 sq ft / 66.9 sq m



Third Floor

For a guide to the area please scan this code for more information



Flat

Leasehold

**Council:**

**Council Tax Band:** C

**Lease Remaining:** n/a

**Service Charge:** n/a

**Ground Rent:** n/a



This plan is for layout guidance only and is not drawn to scale unless stated. All dimensions, including windows, doors, and the Total Gross Internal Area (GIA), are approximate. For precise measurements, please consult a qualified architect or surveyor before making any decisions based on this plan.



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		62	75
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	