

Castles

OFFERS IN EXCESS OF
£525,000
Cecilia Road
London, E8 2ER

Castles



PROPERTY SUMMARY

Castles Hackney are proud to present this one-bedroom Victorian conversion, combining period charm with modern luxury. Located on the desirable Cecilia Road, this stylish property offers a unique living experience in the heart of Hackney, with a range of cafés, shops, and amenities just moments away. The property has been renovated to an exceptional standard throughout, blending contemporary design with original features such as sash windows and elegant wooden floors. The open-plan living and kitchen area provides a spacious, modern layout perfect for entertaining, with sleek finishes and striking Crittall-style doors that lead out to a large, shared garden—ideal for outdoor dining and relaxation. Custom-built storage solutions have been cleverly integrated to maximize space and maintain a clean, sophisticated look. For added comfort, the home includes underfloor heating, making it cosy throughout the year. There is also a separate study area, perfect for those who work from home or need a creative space.

The property is offered chain-free, ensuring a smooth, hassle-free buying process, and comes with the added benefit of a share of freehold, giving buyers greater control over property management. Cecilia Road is ideally situated close to Ridley Road Market, Mare Street, and Kingsland High Street, with an abundance of local cafés and amenities just a short walk away. Dalston Kingsland, Dalston Junction, and Hackney Downs Overground stations are all approximately half a mile from the property, providing easy access to the City and beyond. This beautifully appointed home in one of Hackney's most vibrant areas is a rare find and early viewing is highly recommended. Being sold on chain free basis.

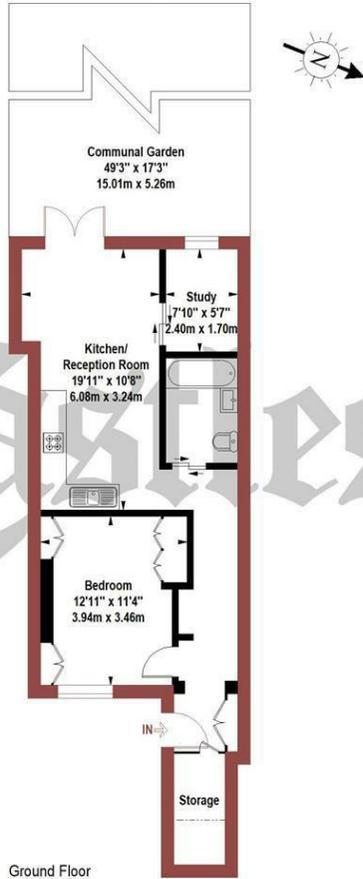




A guide to the area

AREA GUIDE TEXT

Approx. Gross Internal Area = 53.88 sq m / 580 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 - Basement

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



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OFFICE DETAILS

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| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| 102 (ph1) | A | | |
| 61-91 | B | | |
| 39-60 | C | | |
| 15-68 | D | | |
| 1-34 | E | | |
| 1-18 | F | | |
| 1-10 | G | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |