



Castles

ASKING PRICE

£305,000 Leasehold

Mead Place

London, E9 6SH

Castles

## PROPERTY SUMMARY

Castles Hackney are delighted to offer this well-presented one-bedroom apartment, featuring a separate kitchen, spacious living room, and family bathroom. The layout creates a comfortable and practical living space, with clearly defined areas for everyday living and entertaining.

The property is superbly located in the heart of Hackney, an area celebrated for its vibrant community, independent spirit, and rich cultural scene. Well Street itself is a destination, offering an excellent selection of popular cafés, artisan bakeries, boutique shops, and highly regarded restaurants. For those who enjoy the outdoors, the open green spaces of Well Street Common and the expansive Victoria Park are both just moments away, providing the perfect setting for walks, cycling, and leisure activities.

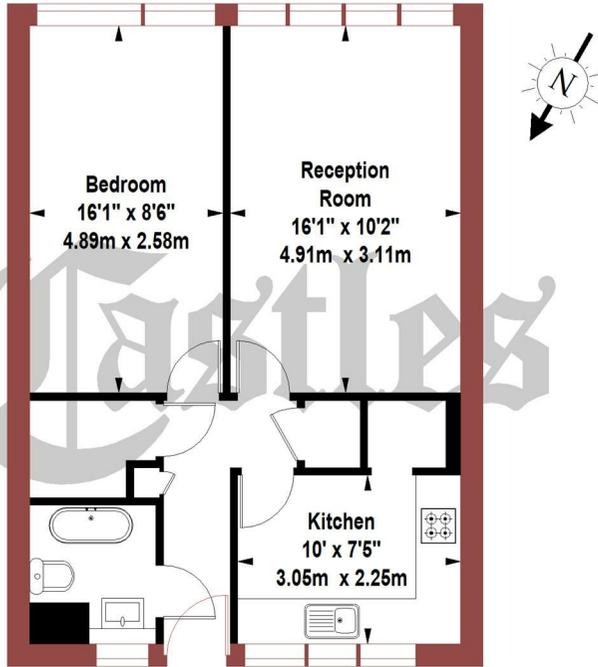
Hackney is also renowned for its thriving arts and music scene, with the historic Hackney Empire, local galleries, and live music venues all close by. The area hosts regular markets, community events, and food festivals, adding to its dynamic and sociable atmosphere.

Excellent transport links further enhance the appeal, with Hackney Central Overground station within easy reach, offering swift connections across London, including links to Stratford, Highbury & Islington, and beyond. This property is offered on a chain-free basis, presenting an ideal opportunity for first-time buyers, professionals, and investors alike.





Approx. Gross Internal Area = 48.03 sq m / 517 sq ft



First Floor

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.

### Transport

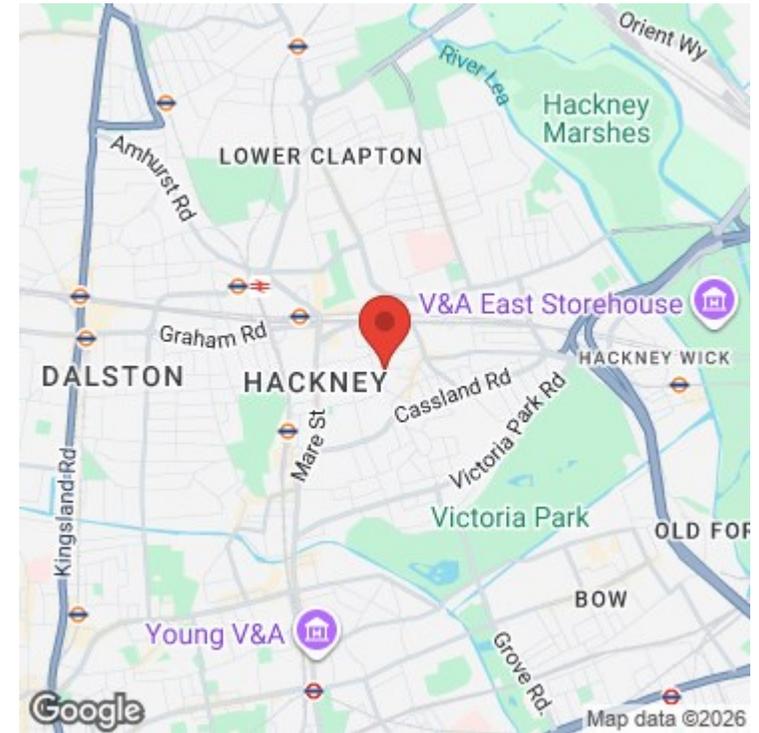
The area is served well through a network of local bus routes and train services. (Hackney Downs Main Line Station into Liverpool Street and Homerton & Hackney Central Stations on the North London Line)

### Shopping And Leisure

A diverse selection of shops, restaurants, bars and cafés accompanied by an array of local heritage sites, theatres and recreational facilities can be sourced locally.

### Directions to the office

If you are visiting the office by car you will find parking in the side roads off Lower Clapton Road or pay & Display directly outside our office in Median Road. (Turn into Powerscroft Road(one-way) and right again into Median Road).



Flat - First Floor

Leasehold

**Council:** Hackney

**Council Tax Band:** B

**Lease Remaining:** 102 YEARS

**Service Charge:** £1607.88

**Ground Rent:** £9.00 PER YEAR



#### 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		79	79
(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	

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