



Castles

ASKING PRICE

£475,000

145, Amhurst Road

London, E8 2AW

Castles

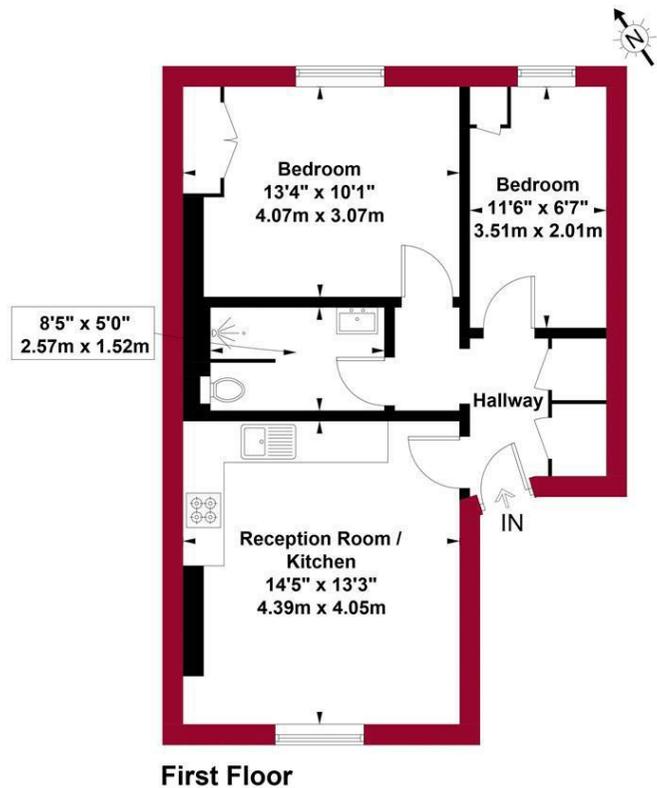
## PROPERTY SUMMARY

A beautifully refurbished two-bedroom apartment in a Victorian conversion, located within an imposing period residence. This stylish first-floor apartment has been refurbished to an immaculate finish throughout. The property features elegant sash windows, high ceilings, quality wooden flooring, a bespoke modern kitchen, and a bright, light-filled open-plan living space that effortlessly combines period charm with contemporary design. It also benefits from a modern, elegant, and tastefully designed shower room. Offered chain free, it presents a fantastic opportunity for first-time buyers. The second bedroom is versatile and could be used as a guest bedroom or a comfortable office area, catering to a variety of lifestyle needs. Situated in the heart of Hackney, within the desirable E8 postcode, the property enjoys a truly vibrant and well-connected location. Just half a mile from both Hackney Central and Hackney Downs stations, residents benefit from excellent transport links into central London and beyond. Hackney Central offers Overground services providing quick access to Shoreditch, Highbury & Islington, and Clapham Junction, while Hackney Downs connects you to the National Rail network, making journeys to Liverpool Street and other key destinations straightforward. Multiple bus routes also serve the area, offering convenient connections across East London. The local area is renowned for its outstanding eateries, including popular spots such as P Franco, Lardo, Andina, and Flock & Herd. Broadway Market and Mare Street also offer a fantastic variety of cafés, bars, and pubs to explore. For outdoor enthusiasts, the property is ideally positioned near several beautiful green spaces. London Fields is a popular park known for its wide-open lawns, sports facilities, playground, and the famous heated outdoor lido perfect for summer swims and social gatherings. Just a short walk away, Hackney Downs Park provides additional open space with football pitches, tennis courts,

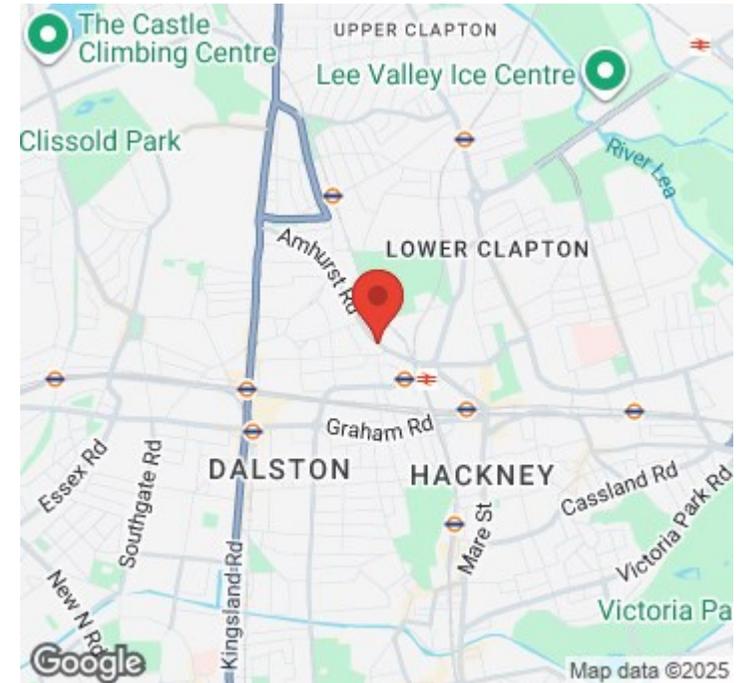




Amhurst Road, E8 Approximate Gross Internal Area = 537 sq ft / 49.9 sq m



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



Flat - First Floor

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			
(92-101) A			
(81-91) B			
(69-80) C			
(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	