

Castles



ASKING PRICE
£475,000 Leasehold
Melford Court, Upper Clapton Road
London, E5 8AZ

Castles

PROPERTY SUMMARY

This beautifully presented two-bedroom maisonette on Upper Clapton Road combines comfort, style, and convenience. Spanning 780 sq ft across the top two floors of a secure, low-rise purpose-built block, it offers a light-filled and versatile living space, perfect for families, professionals, or anyone seeking a peaceful city retreat.

The bright reception area is ideal for relaxing and entertaining, flowing seamlessly into a modern fitted kitchen with ample storage, generous worktops, and quality appliances. The eat-in area provides a sociable space for casual breakfasts or family meals, while the private balcony offers the perfect spot to enjoy morning coffee or evening drinks.

Upstairs, two generous double bedrooms are bathed in natural light, complemented by a contemporary family bathroom and a separate WC, ensuring practical and comfortable living.

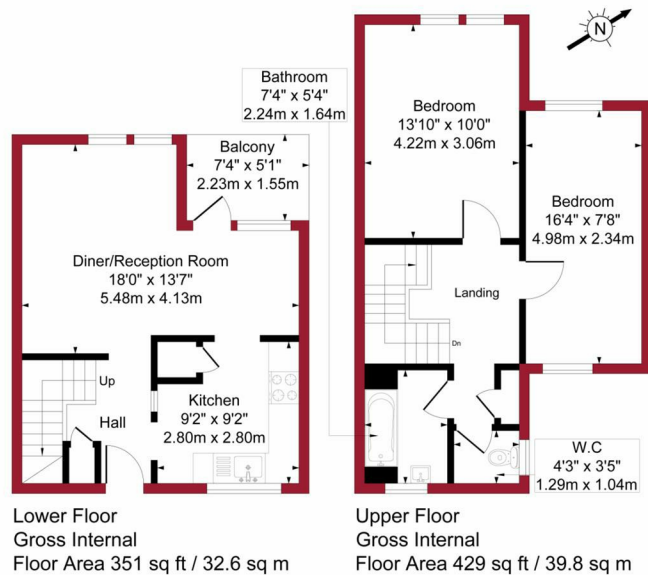
Melford Court is a secure gated development with beautifully maintained communal gardens, offering a tranquil escape from city life. The property is just a short stroll from independent shops, cafés, and local amenities along Upper Clapton Road, with nearby parks and green spaces for leisurely walks.

Transport links are excellent: Clapton Overground station provides direct access to Liverpool Street, while numerous bus routes connect to the City, West End, and beyond.

Being offered chain free, this maisonette represents a rare opportunity to move straight in and enjoy a lifestyle that blends comfort, convenience, and community in one of Upper Clapton's most desirable locations.







Transport:

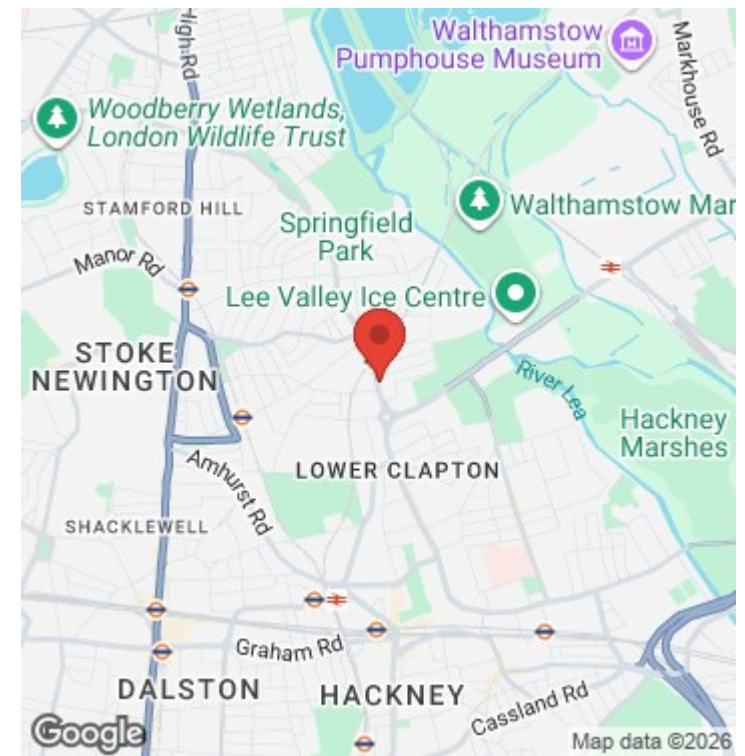
The area is served well through a network of local bus routes and train services. (Hackney Downs Main Line Station into Liverpool Street and Homerton & Hackney Central Stations on the North London Line.

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).



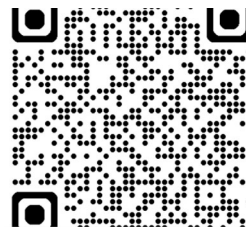
Council: Hackney

Council Tax Band: C

Lease Remaining: 177 Years Approx.

Service Charge: £100.00 pcm.

Ground Rent: £9.00 pa.



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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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