



Castles

ASKING PRICE

£400,000 Leasehold
Smeed Road

London, E3 2TF

Castles

PROPERTY SUMMARY

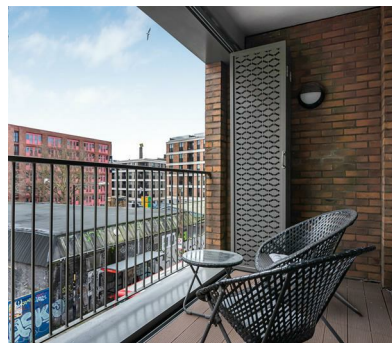
Castles are pleased to offer this well-presented one-bedroom apartment, set on the second floor and available on a chain-free basis, measuring 566 sqft, in the heart of Fish Island. Surrounded by the area's creative energy and distinctive waterside character, the home offers a bright and well-balanced layout ideal for first-time buyers.

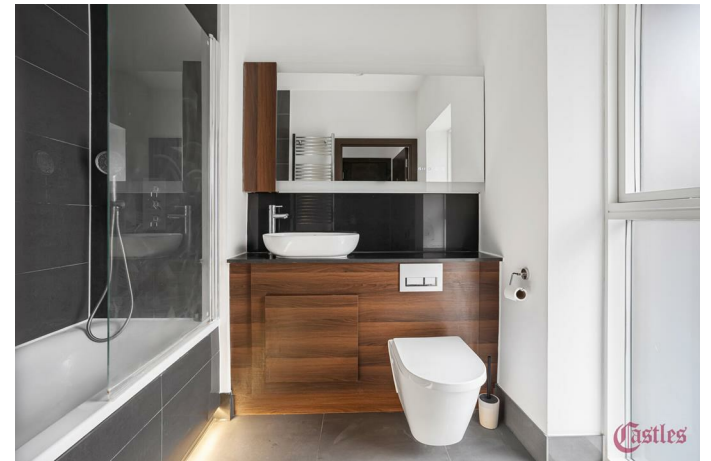
The open-plan kitchen, living and dining area is generously proportioned, with streamlined cabinetry and integrated appliances allowing the space to feel uncluttered and sociable. Wide glazed doors maximise natural light and open onto a south-west facing private balcony, perfect for evening sun and a seamless extension of the living space.

The bedroom is a comfortable double with built-in wardrobes providing excellent storage, while the bathroom is finished with large-format tiling and warm wood-fronted cabinetry, creating a clean yet inviting feel. Additional hallway storage enhances everyday practicality.

Residents also benefit from a well-maintained communal courtyard, adding greenery and an extra outdoor setting within the development. The building itself presents a smart, modern exterior with secure entry and lift access.

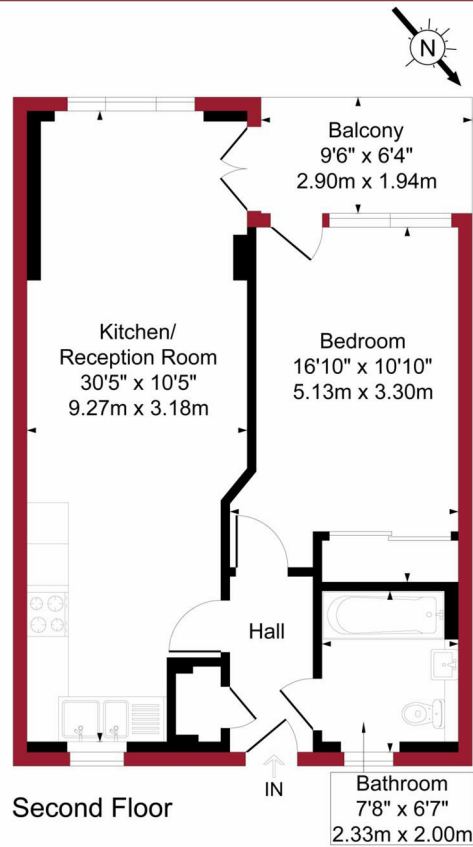
Positioned close to the canal and within easy reach of local favourites including Tuck Shop, INIS, Howling Hops Brewery and Tank and Barge East, the area blends independent dining and a strong sense of community. Expansive green spaces at Queen Elizabeth Olympic Park and Victoria Park are both nearby. Transport links are excellent, with Hackney Wick Station providing Overground connections across East London and direct routes to Stratford, Shoreditch, and Whitechapel. Pudding Mill Lane DLR offers direct access towards Canary Wharf and the City, while nearby bus routes connect to central London and surrounding neighbourhoods. For cyclists, The Greenway provides a traffic-free route across East London.





Smeed Road, London, E3

Approximate Gross Internal Area = 566 sq ft / 52.6 sq m



PINK PLAN

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.

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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).



Apartment

Leasehold

Council: Hackney

Council Tax Band: C

Lease Remaining: 990 years

Service Charge: £2,470.00pa

Ground Rent: £300.00pa

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 ADDRESS

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OFFICE DETAILS

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hackney@castles.london
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B		83	83
(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	