

A photograph of a living room. In the foreground, there is a brown leather sofa with a matching armchair. The floor is covered in a red carpet. A chandelier with five lights hangs from the ceiling. There are two windows on the right wall, one above the other. The walls are a light color with a subtle pattern. The ceiling is white with a crown molding.

# Castles

ASKING PRICE

**£640,000 Freehold**  
**Caldecott Way**

London, E5 0DA

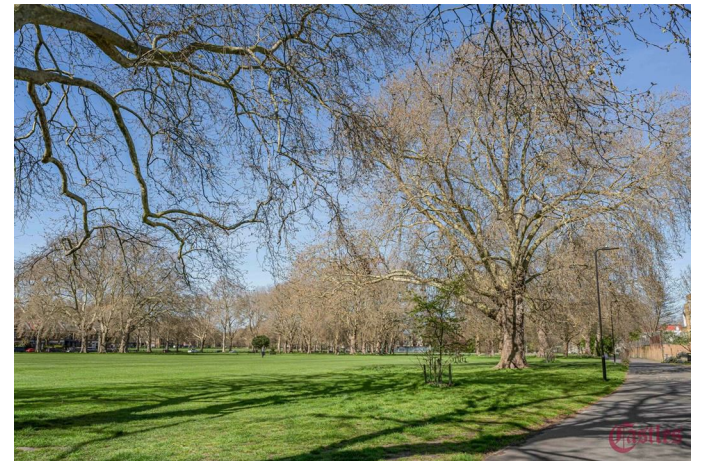
Castles

## PROPERTY SUMMARY

Castles Hackney brings to market this sizeable three double bedroom ex-local authority house arranged over three floors, offering generous living accommodation and excellent potential for modernisation throughout. The ground floor comprises a large kitchen/dining room with direct access to a private rear garden, a spacious utility/storage room, and a separate W/C. The first floor offers a bright and spacious reception room alongside one of the three well-proportioned double bedrooms, whilst the top floor consists of a further two double bedrooms and a family bathroom. Requiring updating throughout, the property presents a fantastic opportunity for buyers looking to put their own stamp on a home and create a long-term family residence within a sought-after Hackney location. Being offered to the market chain free.

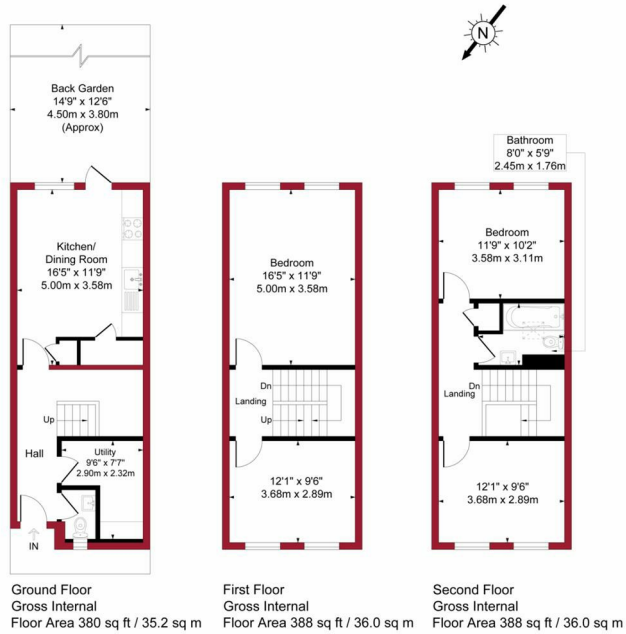
Perfectly positioned moments from the ever-popular Millfields Park, the property enjoys easy access to expansive green spaces, scenic walks along the River Lea and the open spaces of Hackney Marshes. The vibrant Chatsworth Road is also close by, offering an excellent selection of independent cafés, restaurants, local businesses and weekend markets popular with young professionals and families alike. Excellent transport links are available via Homerton Station and Clapton Station, alongside numerous bus routes providing convenient access into Hackney, Stratford and the City. The area is also well regarded for its selection of local schools, making this an ideal purchase for both first-time buyers and growing families.





Caldecott Way, London, E5

Approximate Gross Internal Area = 1156 sq ft / 107.2 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.



### Transport

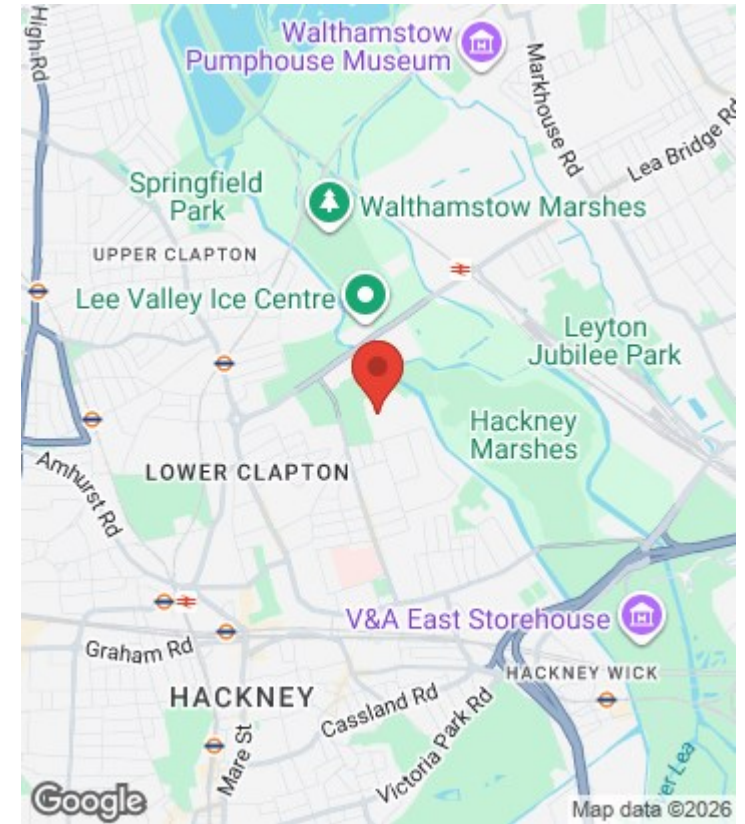
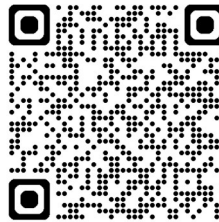
The area is served well through a network of local bus routes and train services. (Hackney Downs Main Line Station into Liverpool Street and Homerton & Hackney Central Stations on the North London Line

### 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).



House - Terraced

Freehold

**Council:** Hackney

**Council Tax Band:** C

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/>

