

Castles

ASKING PRICE
£550,000 Leasehold
Emerald Apartment, Homerton Road
London, E9 5FF

Castles

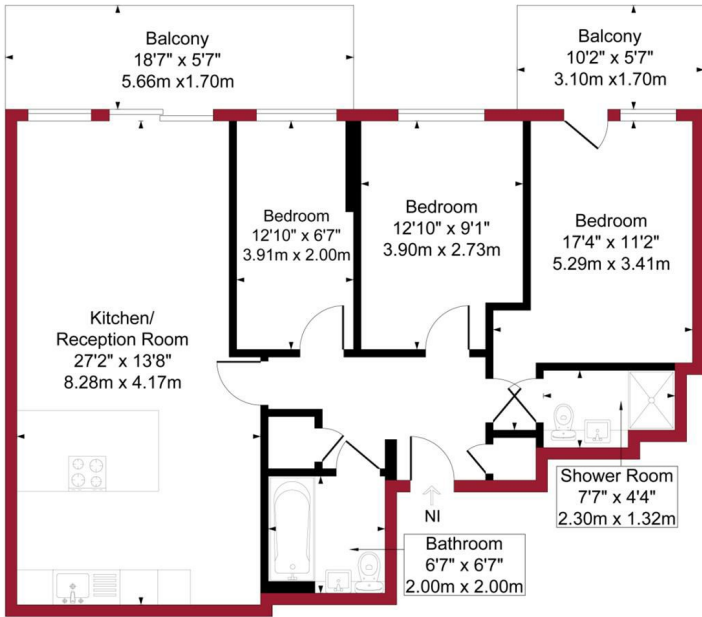
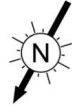
PROPERTY SUMMARY

Castles Hackney presents this exceptionally well-presented and spacious three-bedroom second floor apartment, forming part of the sought-after Matchmakers Wharf development. Spanning approximately 882 sq ft, the property offers generous and versatile accommodation throughout, comprising two well-proportioned double bedrooms, a large single bedroom, two modern bathrooms, and a bright open-plan kitchen/living area ideal for both everyday living and entertaining. The apartment further benefits from two south-facing balconies, with one accessed directly from the living area and an additional private balcony leading from one of the bedrooms, allowing for an abundance of natural light throughout the home. Presented in fantastic condition throughout, the development also benefits from concierge services and an on-site gym. The property is offered to the market chain free and benefits from an exceptionally long 985-year lease.

Ideally positioned within easy reach of Hackney Wick and Westfield Stratford City, the property enjoys access to a wide range of cafés, restaurants, shopping facilities, and local amenities. Green open spaces including Mabley Green, the River Lea and Hackney Marshes are all within close proximity, making the location ideal for those who enjoy outdoor living. The area is also exceptionally well connected, with an abundance of bus routes providing easy access into key parts of London, whilst both Hackney Wick Station and Homerton Station are conveniently located close by.





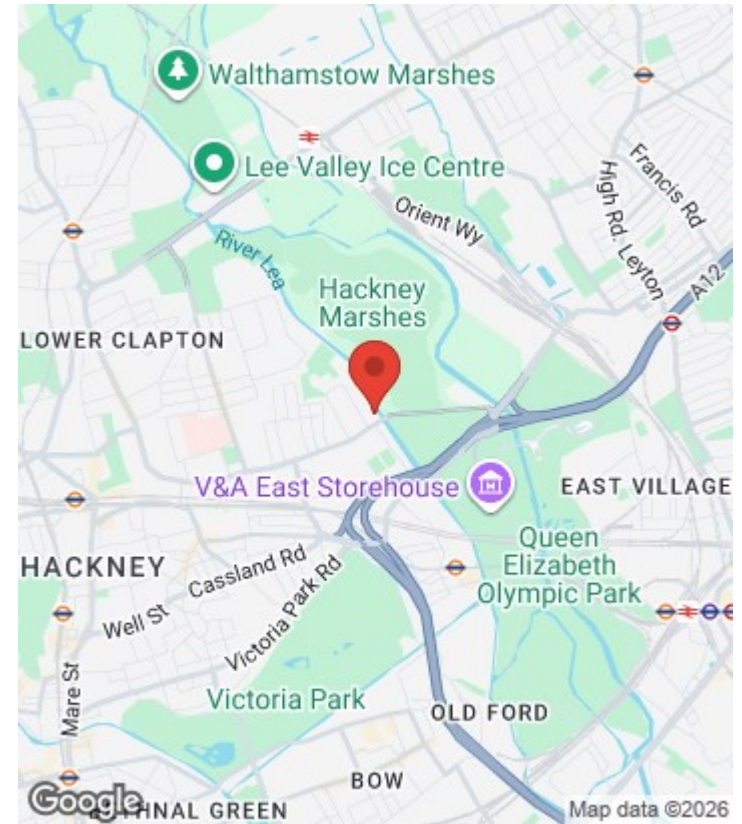
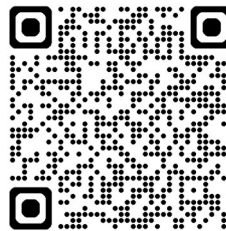


Second Floor
 Gross Internal
 Floor Area 882 sq ft / 81.9 sq m

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
 Leasehold
Lease: 985 years
Service Charge: £8,000 pa
Ground Rent: £300.00pa
Council: Hackney
Council Tax Band: D



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



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			
102 (ph1)	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	