

Castles



ASKING PRICE

£575,000 Leasehold
Ashbourne Court, Daubeney

London, E5 0EJ

Castles

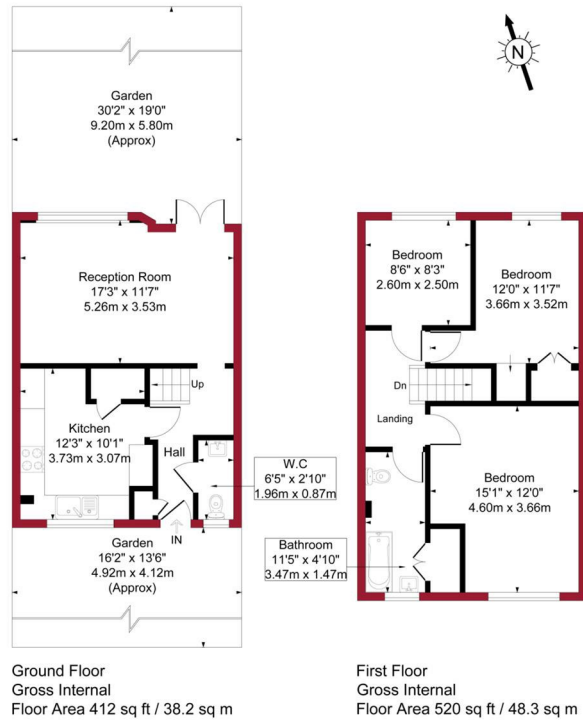
PROPERTY SUMMARY

Castles Hackney brings to market a well-presented and spacious three-bedroom maisonette arranged over two floors, offering a practical and comfortable living environment throughout. The property benefits from its own private entrance via a front garden, leading into a generous ground floor comprising a large kitchen and a bright reception/dining room with double doors opening onto a well-proportioned private rear garden, ideal for both relaxing and entertaining. A convenient ground floor W/C adds to the functionality of the space. Upstairs, the first-floor hosts two sizeable double bedrooms, a large single bedroom, and a family bathroom. The property is clean, well maintained, and offers an excellent balance of indoor and outdoor living.

Ideally positioned, the property is just a short walk from the vibrant Chatsworth Road, known for its selection of independent cafés, restaurants, and local shops. For those who enjoy outdoor space, both Hackney Marshes and the River Lea are within easy reach, along with Millfields Park nearby. The property is well connected, with regular bus routes providing access to Homerton Station, which is also within walking distance. A number of well-regarded local schools are close by, making this an appealing choice for families and professionals alike.







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

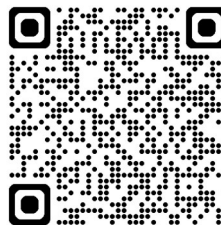
The area is served well through a network of local bus routes and train services. (Hackney Downs Main Line Station into Liverpool Street and Homerton & Hackney Central Stations on the North London Line

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).



Maisonette

Leasehold

Council: Hackney

Council Tax Band: C

Lease Remaining88 years

Service Charge: £1,549.08

Ground Rent: tbc

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			
(92-100) A	(81-91) B	(69-80) C	(55-68) D
(48-54) E	(35-47) F	(21-38) G	(1-20)
Not energy efficient - higher running costs			
England & Wales		73	77
EU Directive 2002/91/EC			