



Castles

ASKING PRICE

£475,000 Leasehold  
Barnabas Road

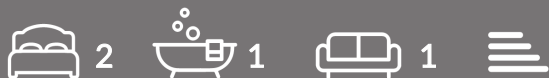
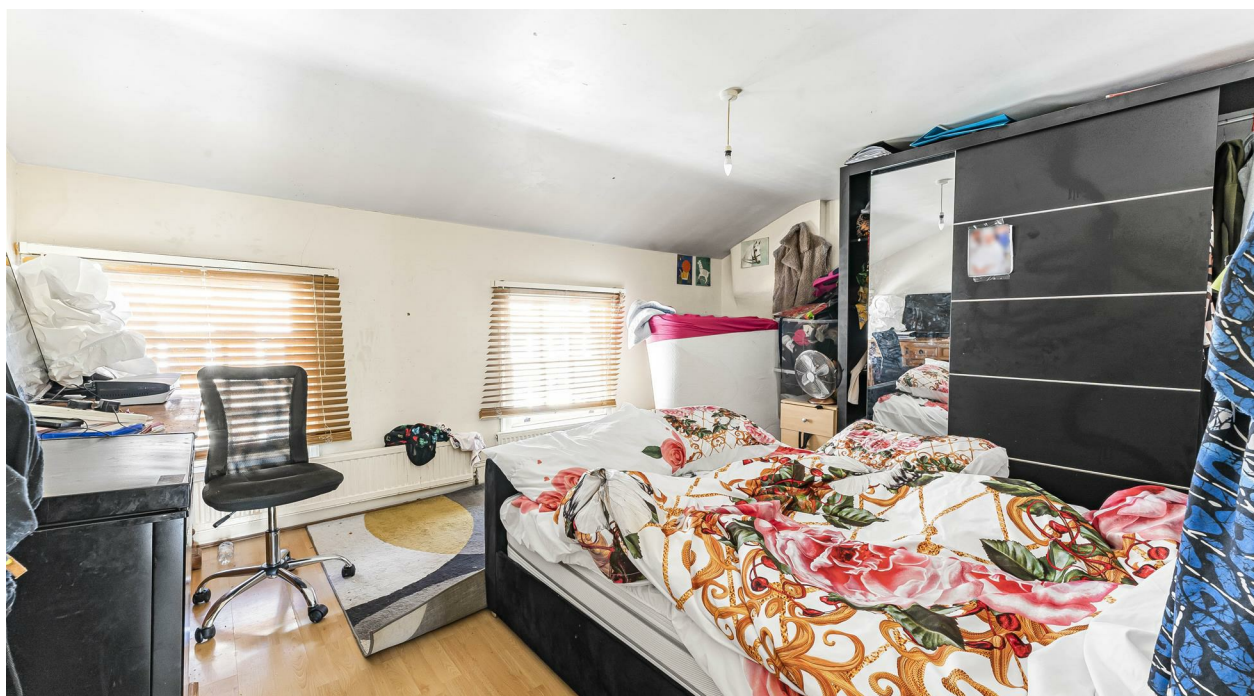
London, E9 5SB

Castles

## PROPERTY SUMMARY

Castles Hackney presents this spacious two-bedroom maisonette set across the first and second floors of an attractive period conversion, offering an excellent opportunity for buyers looking to create a home tailored to their own style and specification. With its own separate entrance, the property comprises two well-proportioned double bedrooms situated on the upper floor, a generous living and dining area, a separate kitchen, and a family bathroom on the first floor. Requiring refurbishment throughout, the property offers significant potential for improvement and value enhancement. Further benefits include an exceptionally long lease with approximately 962 years remaining. Offered to market on a chain free basis.

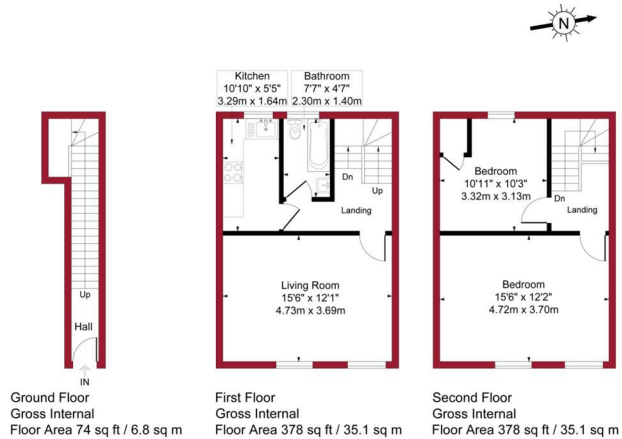
Perfectly positioned in the heart of Homerton, the property is ideally located just moments from Homerton Overground station, providing excellent connections into Central London and beyond. The vibrant amenities of Mare Street, Homerton High Street and Well Street Common are all within easy reach, offering an excellent selection of independent cafés, restaurants, shops and everyday conveniences. Residents can also enjoy the nearby open green spaces of Victoria Park and London Fields, both popular for leisure, recreation and weekend markets.





Barnabas Road, London, E9

Approximate Gross Internal Area = 830 sq ft / 77.0 sq m



### Transport

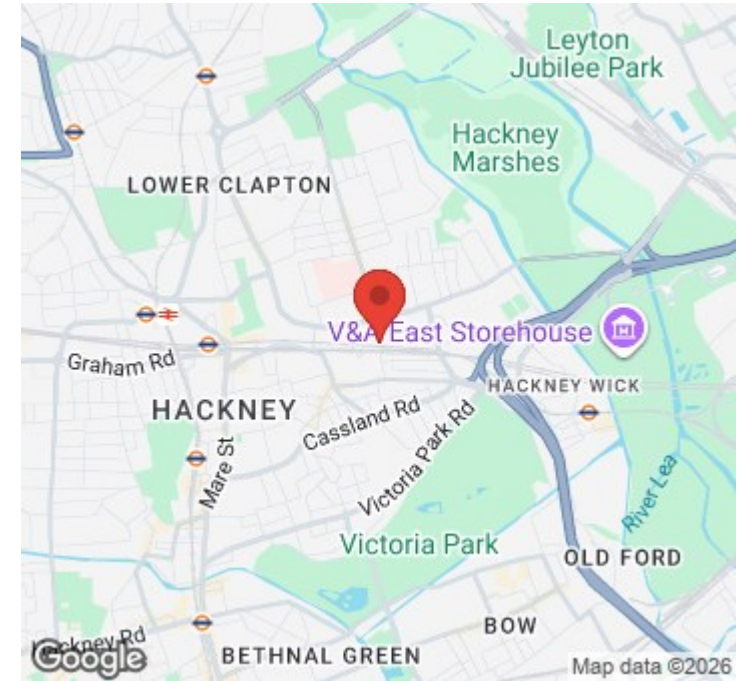
The area is served well through a network of local bus routes and train services. (Hackney Downs Main Line Station into Liverpool Street and Homerton & Hackney Central Stations on the North London Line

### 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).



Maisonette

Leasehold

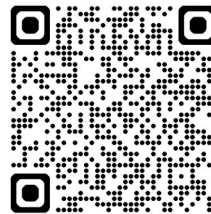
**Council:** Hackney

**Council Tax Band:** C

**Lease Remaining:** 962 years

**Service Charge:** £0

**Ground Rent:** £50.00 pa



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.



### 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 kWh/m <sup>2</sup>	A		
(61-91)	B		
(49-60)	C		
(35-48)	D		
(28-34)	E		
(21-27)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	