

Castles



ASKING PRICE

£1,100,000 Freehold
Leopold Mews

London, E9 7NL

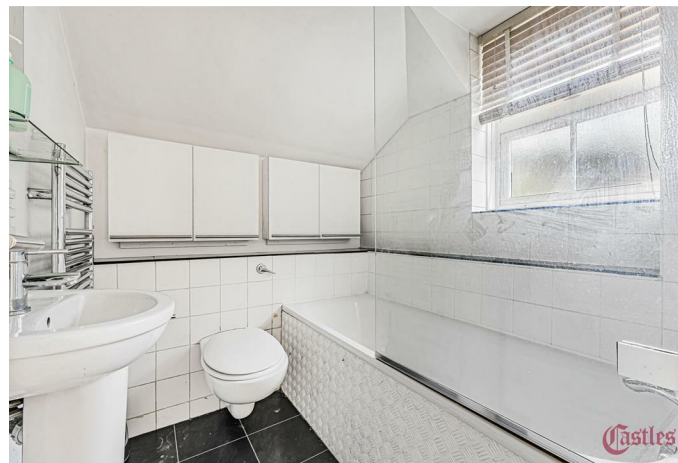
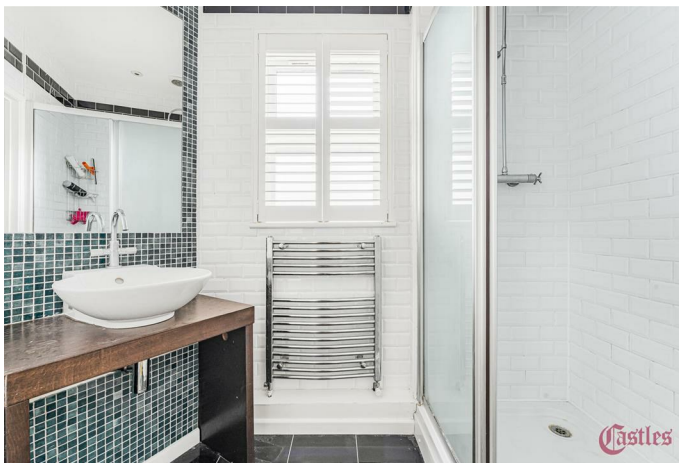
Castles

PROPERTY SUMMARY

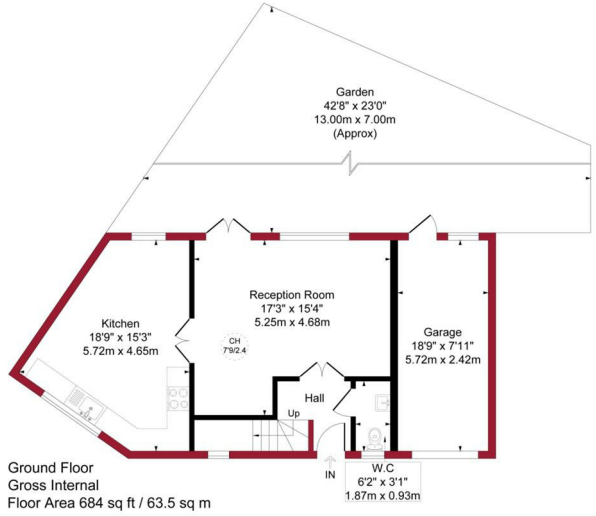
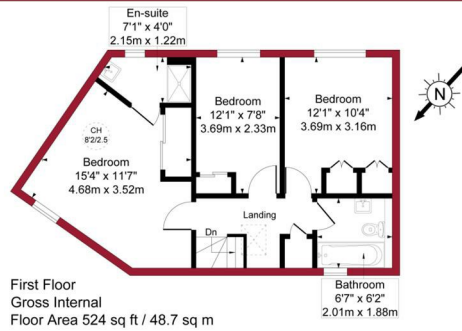
Castles are delighted to present this rare opportunity to acquire a beautifully presented three-bedroom 1208 sq ft mews house with an integral garage, private parking, and a generous enclosed rear garden, ideally positioned in the heart of Hackney and just moments from the open green spaces of Victoria Park. Set within a peaceful and highly sought-after mews development, this exceptional freehold home offers bright and spacious accommodation arranged over two floors, perfectly suited to modern family living. The property has been well maintained throughout and offers a wonderful balance of contemporary design, practicality, and comfort.

The ground floor comprises a welcoming entrance hallway leading through to a beautiful and spacious living room, filled with natural light and providing an ideal space for relaxing or entertaining. To the rear of the property is an impressive 19ft modern fitted kitchen/dining room featuring an excellent range of wall and base units, ample worktop space, and plenty of room for family dining and social gatherings. Large doors and windows overlook the private rear garden, creating a bright and airy atmosphere throughout. The ground floor also benefits from a convenient cloakroom/WC and access to the integral garage, which offers excellent storage potential or secure parking. On the first floor, the property offers three well-proportioned double bedrooms, all presented to a high standard. The principal bedroom benefits from its own en-suite shower room, while the remaining bedrooms are served by a modern family bathroom finished in a contemporary style. Externally, the house enjoys a good-sized enclosed rear garden, ideal for outdoor entertaining, family use, or simply relaxing during the warmer months. To the front of the property there is private off-street parking in addition to the integral garage, a rare and highly desirable feature in this part of Hackney. Offered Chain Free.





Leopold Mews, London, E9 Approximate Gross Internal Area = 1208 sq ft / 112.2 sq m



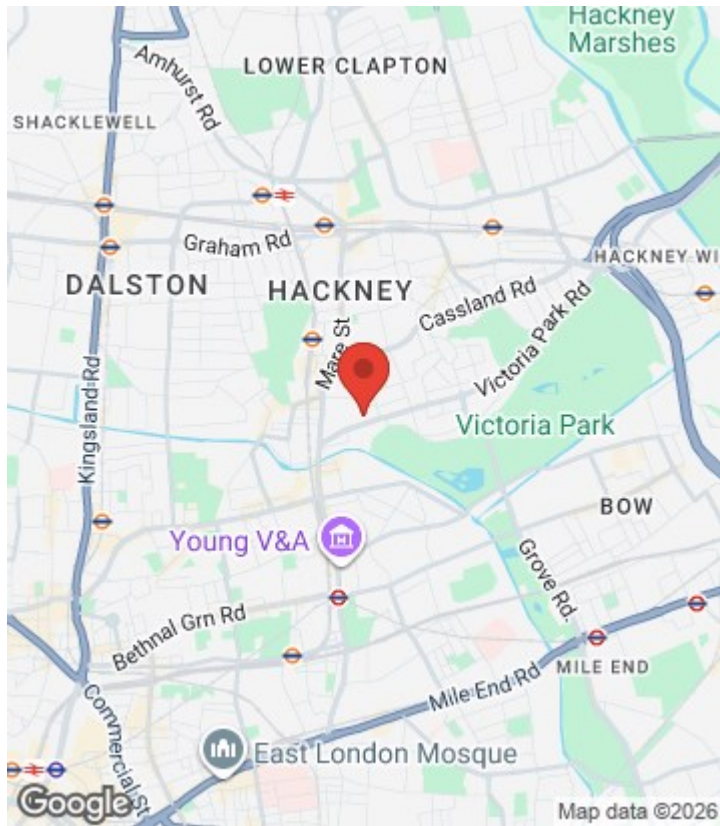
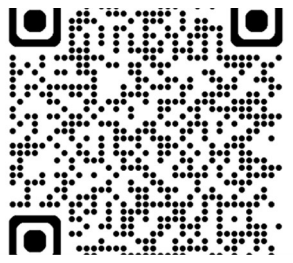
PINK PLAN
Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation 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.

Castles

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
Freehold
Council: Hackney
Council Tax Band: E

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



<p>OFFICE ADDRESS 44 Lower Clapton Road Hackney London E5 0RN</p>	<p>OFFICE DETAILS 020 8985 0106 hackney@castles.london https://www.castles.london/</p>	<table border="1"> <thead> <tr> <th colspan="2">Energy Efficiency Rating</th> <th>Current</th> <th>Potential</th> </tr> </thead> <tbody> <tr> <td>Very energy efficient - lower running costs</td> <td>A</td> <td></td> <td></td> </tr> <tr> <td>(92-101)</td> <td>B</td> <td></td> <td>87</td> </tr> <tr> <td>(81-91)</td> <td>C</td> <td>75</td> <td></td> </tr> <tr> <td>(69-80)</td> <td>D</td> <td></td> <td></td> </tr> <tr> <td>(55-68)</td> <td>E</td> <td></td> <td></td> </tr> <tr> <td>(39-54)</td> <td>F</td> <td></td> <td></td> </tr> <tr> <td>(21-38)</td> <td>G</td> <td></td> <td></td> </tr> <tr> <td>(1-20)</td> <td></td> <td></td> <td></td> </tr> <tr> <td colspan="2">Not energy efficient - higher running costs</td> <td></td> <td></td> </tr> <tr> <td colspan="2">England & Wales</td> <td colspan="2">EU Directive 2002/91/EC</td> </tr> </tbody> </table>	Energy Efficiency Rating		Current	Potential	Very energy efficient - lower running costs	A			(92-101)	B		87	(81-91)	C	75		(69-80)	D			(55-68)	E			(39-54)	F			(21-38)	G			(1-20)				Not energy efficient - higher running costs				England & Wales		EU Directive 2002/91/EC	
Energy Efficiency Rating		Current	Potential																																											
Very energy efficient - lower running costs	A																																													
(92-101)	B		87																																											
(81-91)	C	75																																												
(69-80)	D																																													
(55-68)	E																																													
(39-54)	F																																													
(21-38)	G																																													
(1-20)																																														
Not energy efficient - higher running costs																																														
England & Wales		EU Directive 2002/91/EC																																												