



# Castles

ASKING PRICE

**£400,000 Leasehold**  
**Mackintosh Lane**

London, E9 6AB

Castles

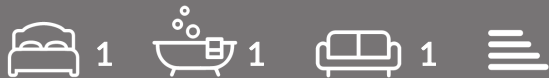
## PROPERTY SUMMARY

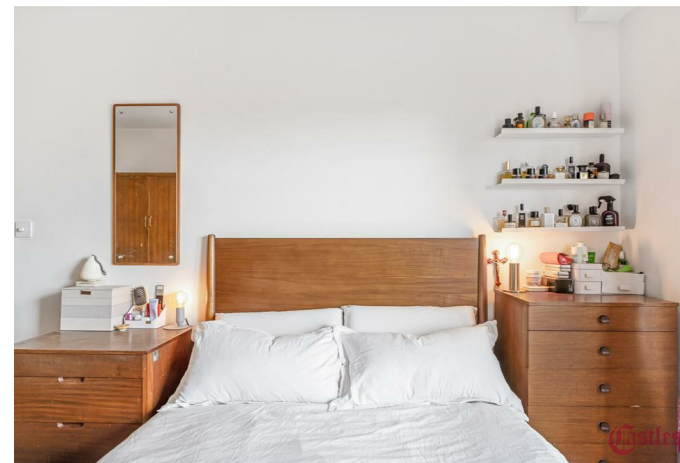
Castles are delighted to present this superb one-bedroom apartment located at 5 Mackintosh Lane, Hackney. Situated on the fourth and top floor of a well-maintained development with lift access, this bright and spacious home extends to approximately 620 sq ft and benefits from a peaceful setting, excellent natural light, and attractive views.

The accommodation comprises a generous 25ft reception room with a modern open-plan kitchen, creating an ideal space for both everyday living and entertaining. The contemporary kitchen offers ample worktop and storage space, while large windows throughout enhance the bright and airy feel of the apartment. The spacious double bedroom provides a comfortable retreat and enjoys views towards the Grade II listed Church of St. Barnabas. A stylish modern bathroom completes the accommodation. Residents benefit from secure bicycle storage within the building, together with access to a communal garden located behind the neighbouring sister building at 7 Mackintosh Lane. Perfectly positioned in the heart of Hackney, the property is just a three-minute walk from Homerton Station, offering excellent transport connections across London. Victoria Park is within easy reach, providing extensive green open spaces, leisure facilities, and picturesque walking routes.

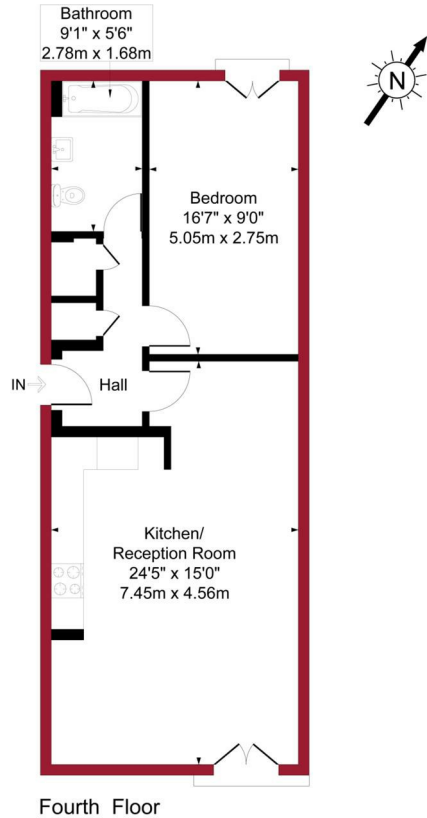
The vibrant amenities of Homerton High Street are close by, while the ever-popular Chatsworth Road is just moments away, offering an excellent selection of independent cafés, restaurants, shops, an independent cinema, and the renowned Sunday Market. With excellent access to the City, Canary Wharf, Stratford, and the West End, this apartment is ideally suited to first-time buyers, professionals, and investors alike. Combining generous living space, modern accommodation, a quiet top-floor position, and a highly desirable location, this is a fantastic opportunity to acquire a home in one of East London's most sought-after neighbourhoods.

Early viewing is highly recommended.





Mackintosh Lane, London, E9 Approximate Gross Internal Area = 620 sq ft / 57.5 sq m



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

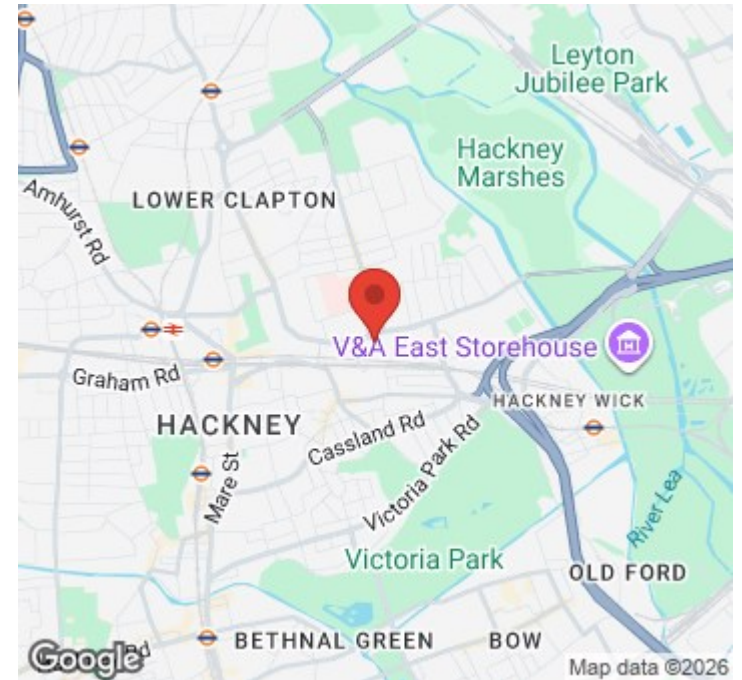
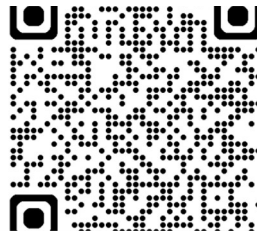
The area is served well through a network of local bus routes and train services. (Hackney Downs Main Line Station into Liverpool Street and Homerton & Hackney Central Stations on the North London Line

### 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).



Flat

Leasehold

**Council:** Hackney

**Council Tax Band:** C

**Lease Remaining:** 105 years

**Service Charge:** £233.95 pcm

**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			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	