

Castles

ASKING PRICE

£325,000 Leasehold
Waterfront House, Harry Zeital

London, E5 9RQ

Castles

PROPERTY SUMMARY

Bright Fourth-Floor 450 sq ft One-Bedroom Apartment with Lovely Views.

A fantastic one-bedroom apartment set on the fourth floor of a modern purpose-built development, offering an abundance of natural light and far-reaching views across East London rooftops and the beautiful Walthamstow Marshes.

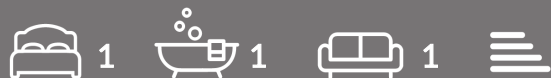
The property features a spacious open-plan reception room and kitchen with double-glazed windows, creating a bright and airy living space. The generous double bedroom also benefits from excellent natural light and attractive views. A well-sized bathroom and two useful storage cupboards in the entrance hall add to the practicality of the home.

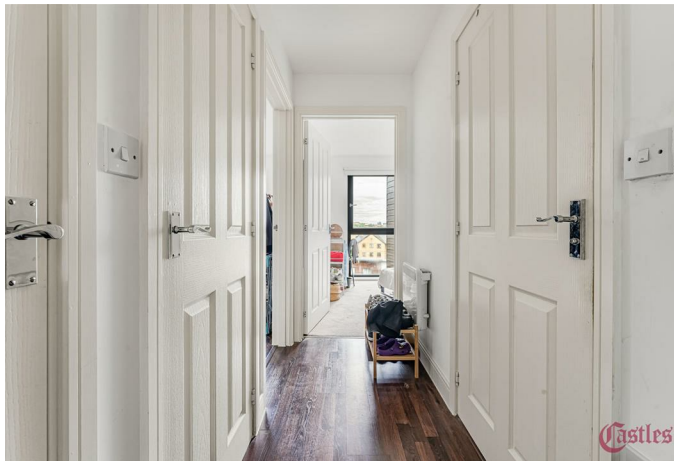
Residents enjoy access to a lift, a communal rear garden and secure bicycle storage.

Ideally positioned within easy walking distance of the popular cafés, restaurants and independent shops of Chatsworth Road and Upper Clapton Road, the apartment is exceptionally well connected. Clapton Overground Station provides direct access to the City in around 12 minutes, while Lea Bridge Station offers fast connections to Stratford in approximately 7 minutes, as well as services towards Hertfordshire. Numerous bus routes provide convenient links to Stoke Newington, Highbury & Islington, Finsbury Park, Manor House, Chalk Farm and central London.

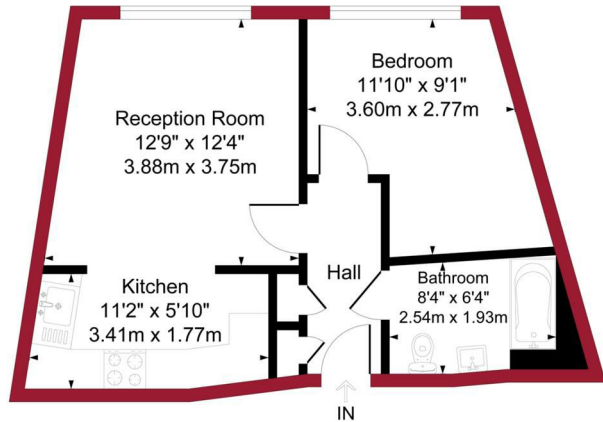
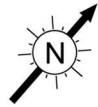
The current owners particularly love being surrounded by green space, with parks, canals and marshland all on the doorstep. The outlook across Walthamstow Marshes is truly unique, offering the rare pleasure of seeing grazing cattle from your window while still being in London. The fourth-floor position ensures the flat feels light, private and peaceful.

Combining excellent transport links, extensive green space and a bright, tranquil living environment, this is a superb home in a highly sought-after East London location.





Waterfront House, Harry Zeital Way, London, E5 Approximate Gross Internal Area = 436 sq ft / 40.5 sq m



Third Floor



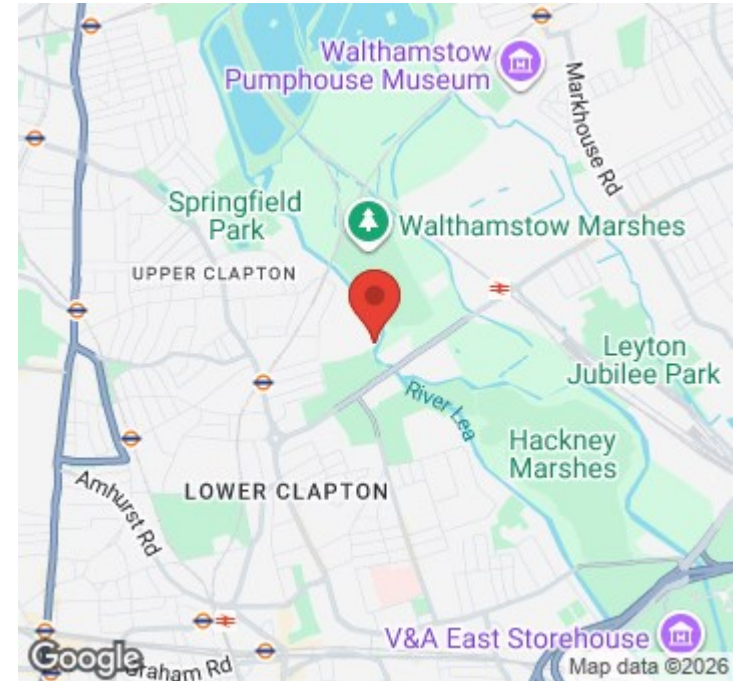
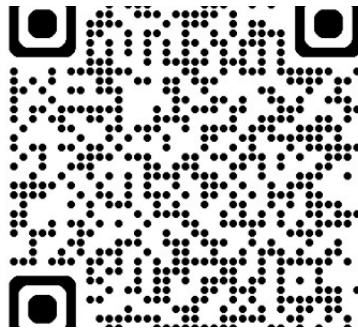
Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes 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. (Clapton station into Liverpool Street on the Weaver line, Lea Bridge Greater Anglia Service to Stratford, and Homerton & Hackney Central Stations on the Mildmay line, plus easy connections to the Victoria line).

Shopping And Leisure A diverse selection of shops, restaurants, bars and cafés in Clapton, Chatsworth Road and Stoke Newington can be found within easy reach, plus leisure facilities, theatres and cinemas.

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 & ...



Leasehold Leasehold

Council: Hackney

Council Tax Band: C

Lease Remaining: 125 Yrs from 1st September 2007

Service Charge: £4,556.00 Per Annum

Ground Rent: £150.00 Per Annum

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		
61-91	B		
39-60	C		
15-48	D		
1-34	E		
1-13B	F		
1-10	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	