



Castles

OFFERS IN THE REGION OF
£375,000 Leasehold
Colvestone Crescent
London, E8 2LH

Castles

PROPERTY SUMMARY

Castles Estate Agents are pleased to present this remarkable one-bedroom first-floor apartment, nestled within a charming Victorian conversion on Colvestone Crescent in the vibrant heart of Hackney, London. Recently refurbished to an exceptional standard, this property beautifully marries contemporary design with period features, making it an ideal choice for first-time buyers, professionals, or savvy investors.

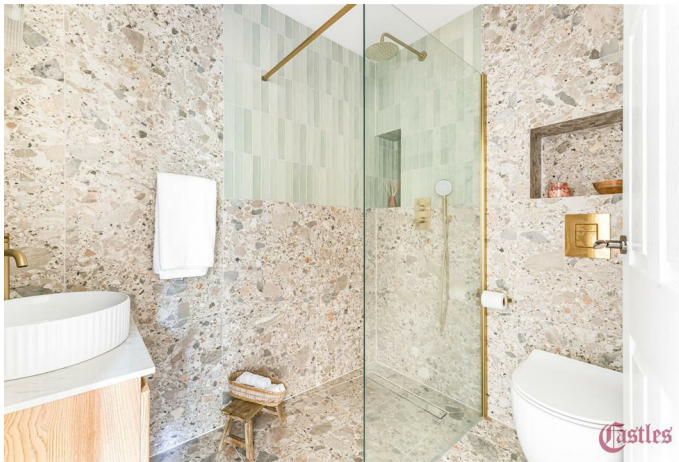
Upon entering, you will be greeted by a spacious open-plan reception room that is bathed in natural light, creating a warm and inviting atmosphere. This area is perfect for entertaining and seamlessly connects to a brand-new fitted kitchen, which boasts stylish cabinetry, quality work surfaces, and integrated appliances, ensuring a delightful cooking experience.

The generously proportioned bedroom serves as a tranquil retreat, while the luxurious shower room is adorned with modern fittings and elegant tiling, offering a sleek and sophisticated space for relaxation. Throughout the apartment, attractive wood flooring and double glazing enhance the overall appeal, complemented by a neutral décor that allows for personal touches. Notably, this property is offered chain free, providing a smooth transition for prospective buyers.

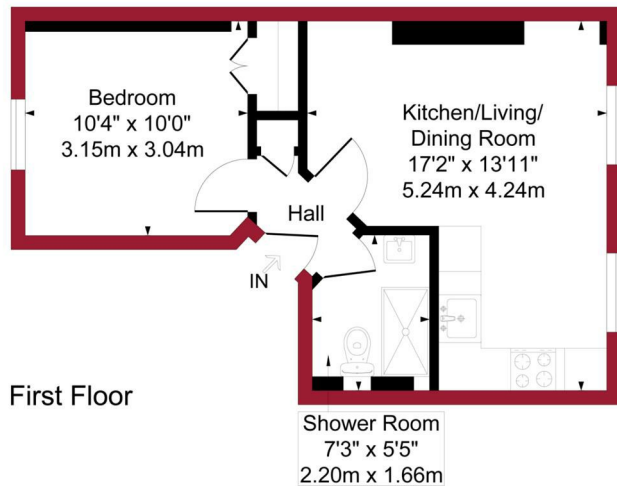
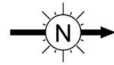
Located in one of East London's most sought-after neighbourhoods, this apartment is just moments away from a delightful array of cafés, restaurants, bars, boutique shops, and essential local amenities. With excellent transport links nearby, residents can enjoy convenient access to the City, Shoreditch, Canary Wharf, and the West End.

This superb apartment presents a fantastic opportunity to secure a stylish home in a prime Hackney location, combining convenience with a vibrant lifestyle. We highly recommend early viewing to fully appreciate all that this property has to offer.





Colvestone Crescent, London, E8 Approximate Gross Internal Area = 369 sq ft / 34.3 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.



Transport

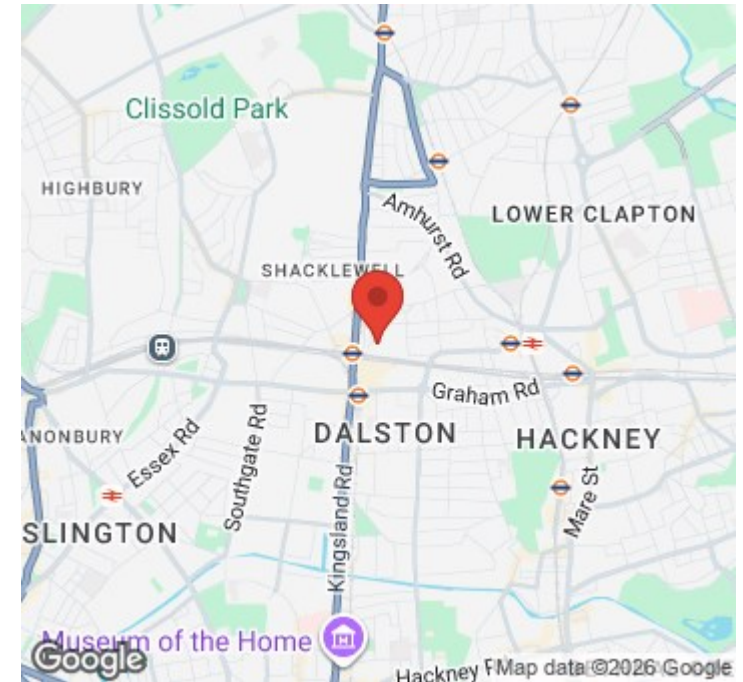
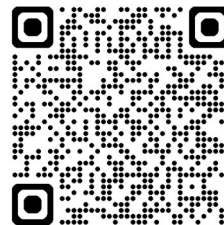
The area is served well through a network of local bus routes and train services. (Hackney Downs Main Line Station into Liverpool Street and Homerton & Hackney Central Stations on the North London Line

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: B

Lease Remaining: 124 years

Service Charge: £1,702.08 pa

Ground Rent: Peppercorn

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
E8 0RN

OFFICE DETAILS

020 8985 0106
hackney@castles.london
<https://www.castles.london/>

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-101) 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	