



Castles

ASKING PRICE

£1,150,000

Elmcroft Street

London, E5 0SQ

Castles

## PROPERTY SUMMARY

Castles Hackney are delighted to offer this enchanting and imposing three-bedroom Victorian mid-terrace family home, ideally positioned on a highly sought-after residential turning in the heart of vibrant Lower Clapton. Offering generous accommodation throughout and retaining a wealth of charm and character, this beautifully presented property perfectly combines period elegance with practical family living. The home also falls within the catchment area of a variety of outstanding local primary and secondary schools, making it an excellent choice for growing families.

The ground floor boasts two bright and spacious separate reception rooms, both offering versatile living and entertaining space, alongside access to a useful cellar providing excellent additional storage. To the rear, a superb 20ft fitted kitchen/breakfast room creates the perfect hub of the home, with ample dining space and direct access onto a beautifully maintained, low-maintenance rear garden ideal for outdoor dining and entertaining.

The first floor comprises three generously proportioned double bedrooms and a well-appointed family bathroom. The property is wonderfully light and airy throughout and retains a number of attractive original period features, including high ceilings, large sash windows and stunning fireplaces that add to the home's timeless appeal.

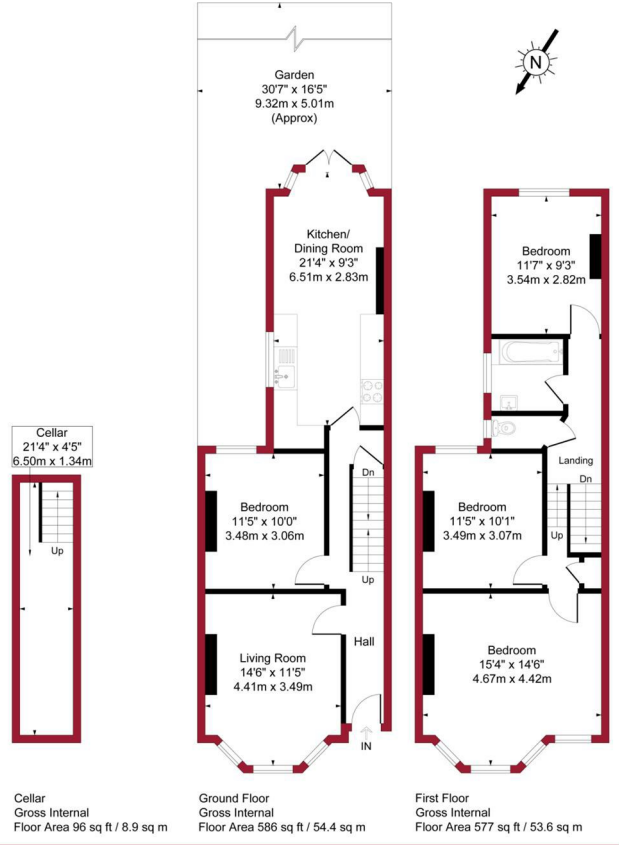
Conveniently located close to the many popular amenities of Hackney and Lower Clapton, including independent cafés, restaurants, shops and excellent transport links, this exceptional property is offered to the market chain free.





Elmcroft Street, London, E5

Approximate Gross Internal Area = 1259 sq ft / 116.9 sq m  
(Including Cellar)

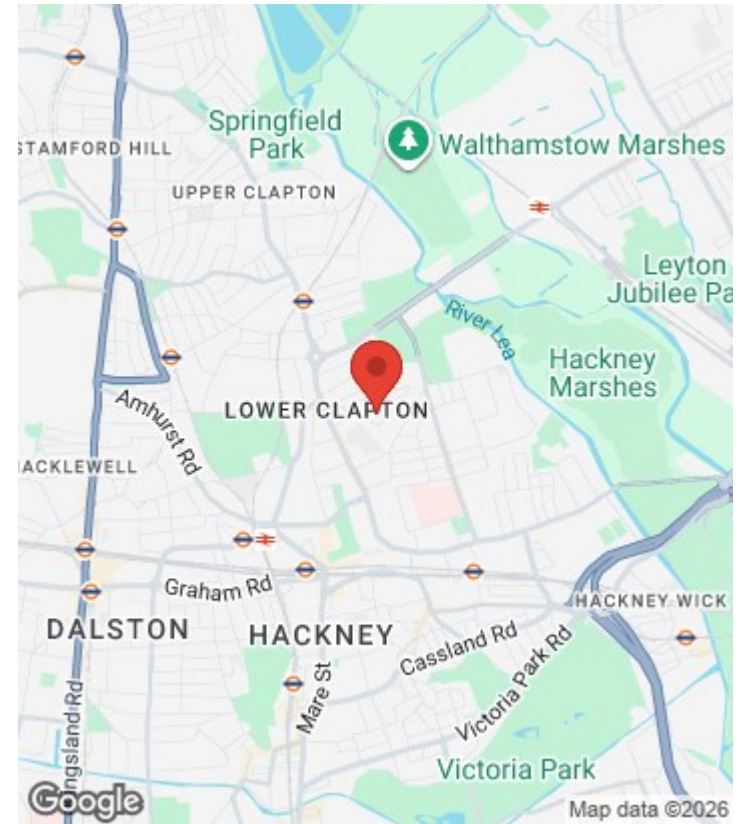
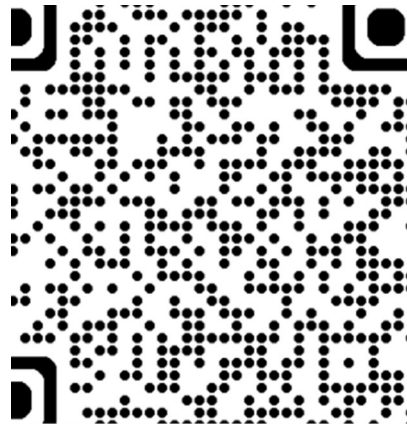


PINK PLAN

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.



For a guide to the area please scan this code for more information



House - Terraced

Freehold

**Council:**

**Council Tax Band: D**

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



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