



ASKING PRICE

£280,000 Leasehold
Berger Road

London, E9 6HU



PROPERTY SUMMARY

CASH BUYERS ONLY

Castle are delighted to offer this spacious two-bedroom apartment, arranged over two levels on the 5th and 6th floor and benefiting from its own private balcony. Flooded with natural light and offering well-balanced accommodation throughout, the property presents an excellent opportunity for buyers seeking a well-connected East London home.

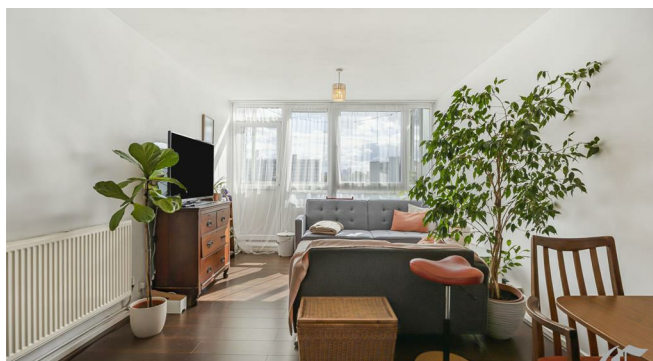
The accommodation comprises a bright and welcoming reception room, a fitted kitchen, two generously proportioned double bedrooms, a family bathroom and a separate WC. The private balcony provides a valuable outdoor space, while the property's two-level arrangement creates a natural separation between living and sleeping areas.

The location is particularly impressive. Situated directly opposite Homerton Station, the property offers effortless access to the wider London transport network, with Hackney Central and Hackney Downs also within easy walking distance, providing further excellent connections across the capital.

The vibrant Chatsworth Road is just moments away, offering an appealing selection of independent cafés, restaurants, boutique shops and a popular weekend market. The surrounding area is equally well served by an abundance of green open spaces, making this an ideal location for those who enjoy an active lifestyle.

Hackney Marshes and Millfields Park are both within a short stroll, providing extensive green spaces ideal for walking, cycling and weekend picnics. The nearby River Lea towpath offers scenic routes for running, walking and cycling, while Victoria Park and London Fields are also within easy reach, further enhancing the area's exceptional choice of outdoor spaces.

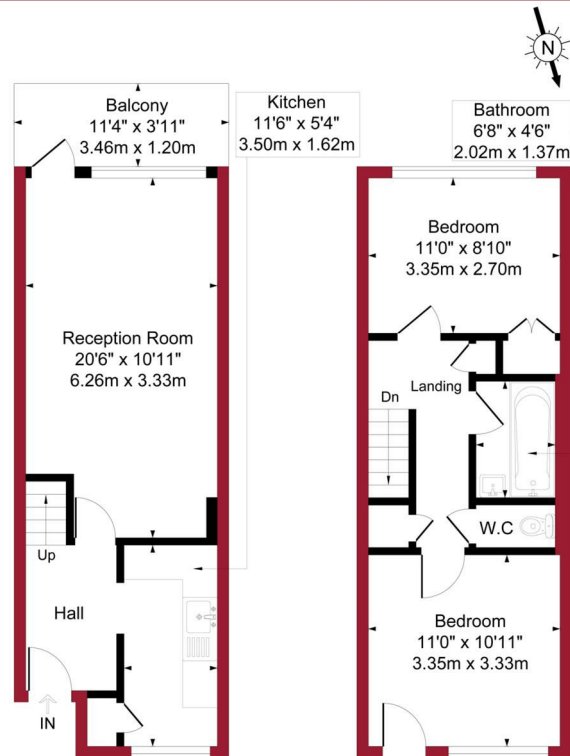
Please note: The property is being offered for sale to cash buyers only.





Gilby House, Berger Road, London, E9

Approximate Gross Internal Area = 697 sq ft / 64.7 sq m



Fifth Floor
Gross Internal
Floor Area 343 sq ft / 31.8 sq m

Sixth Floor
Gross Internal
Floor Area 354 sq ft / 32.9 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

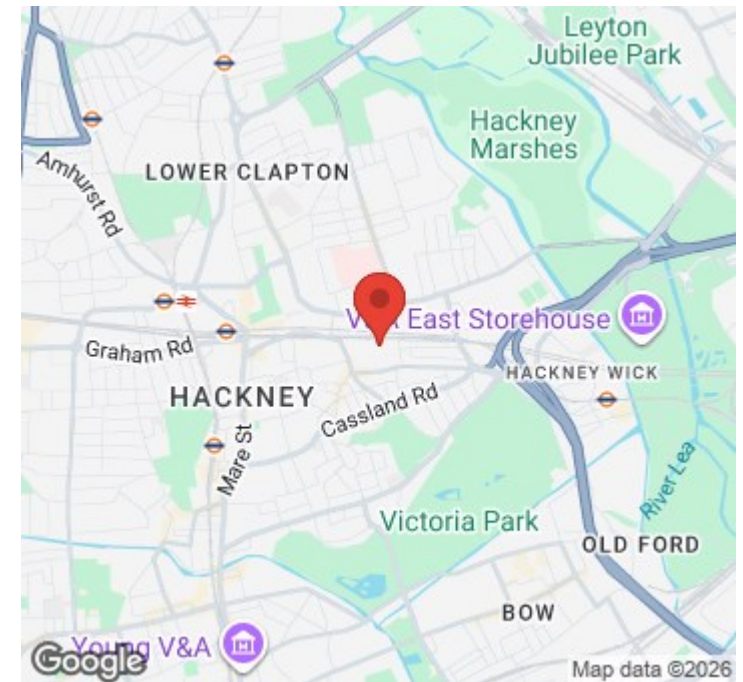
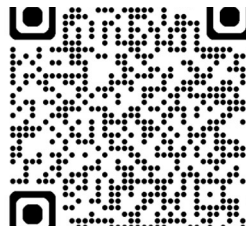
The area is served well through a network of local bus routes and train services. (Hackney Downs Main Line Station into Liverpool Street and Homerton & Hackney Central Stations on the North London Line

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).



Maisonette

Leasehold

Council: Hackney

Council Tax Band: B

Lease Remaining: 85 years

Service Charge: £3,000 pa

Ground Rent: £9.00pa

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

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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			
A	(12-15)		
B	(16-20)		
C	(21-25)		
D	(26-30)		
E	(31-35)		
F	(36-40)		
G	(41-45)		
Not energy efficient - higher running costs			
England & Wales			

EU Directive 2002/91/EC