



ASKING PRICE

**£600,000 Leasehold**  
**Marlowe House,**

London, N16 8TW

## PROPERTY SUMMARY

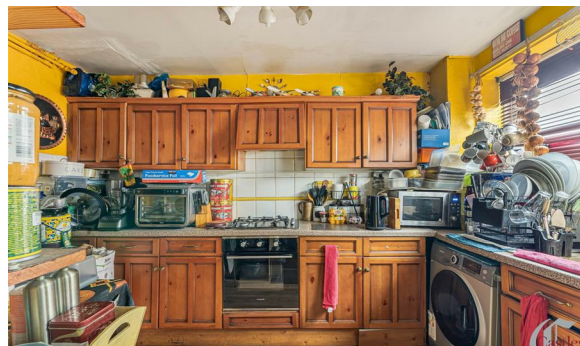
Castles are delighted to offer this well-proportioned 745 sq ft two-bedroom maisonette, ideally positioned in the heart of N16 and benefiting from a private enclosed rear garden with a charming pergola.

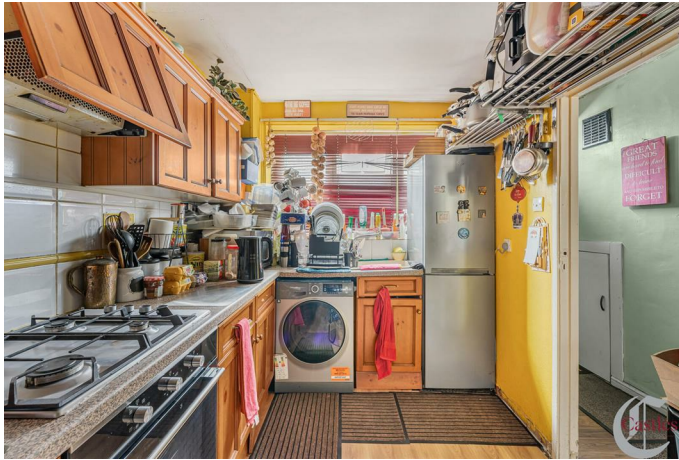
The property offers well-planned accommodation arranged over two floors and comprises a spacious reception room, fitted kitchen, two generous double bedrooms, family bathroom and a convenient downstairs WC. The well-balanced layout provides comfortable living accommodation, with excellent potential for both entertaining and everyday family life.

A particular highlight of this home is the substantial private rear garden, providing a fantastic outdoor space for entertaining, relaxing or enjoying warmer summer evenings. The attractive pergola adds further character and creates a lovely sheltered area within the garden, making it an ideal spot for outdoor dining, morning coffee or simply unwinding.

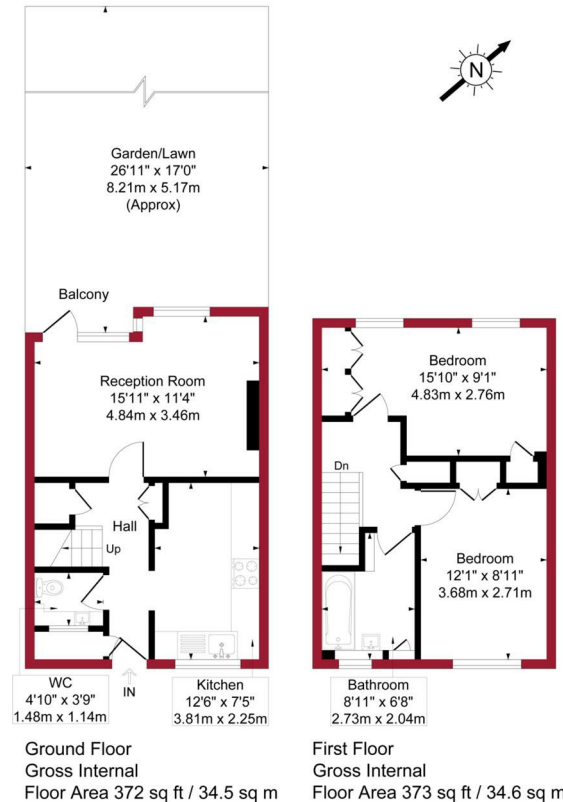
The property is situated on the popular Milton Garden Estate, within the sought-after N16 area of Hackney. The location provides an excellent balance of residential surroundings and convenient access to a wide range of local amenities, cafés, restaurants and independent shops. Stoke Newington, Newington Green and Dalston are all within easy reach, offering an excellent choice of leisure, dining and shopping options.

With its generous proportions, two double bedrooms and impressive private garden, this maisonette represents an appealing opportunity for first-time buyers, couples or those looking for a well-located home with excellent outdoor space.





Marlowe House, Milton Garden Estate, London, N16 Approximate Gross Internal Area = 745 sq ft / 69.1 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.



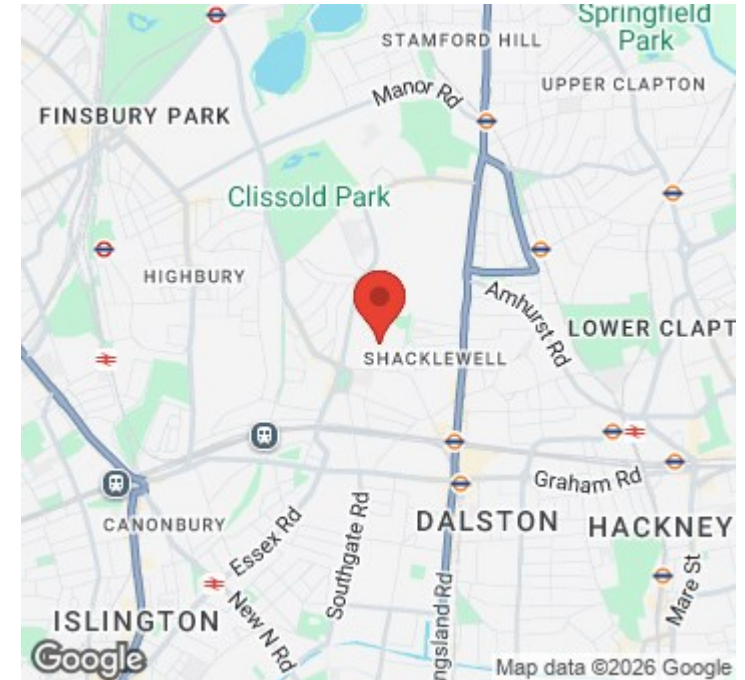
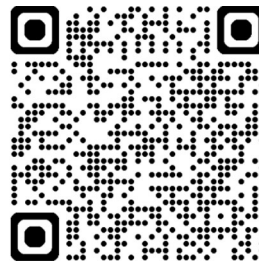
The area is served well through a network of local bus routes and train services. (Hackney Downs Main Line Station into Liverpool Street and Homerton & Hackney Central Stations on the North London Line

#### 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:** 87 Years

**Service Charge:** £1,700.00 Per Annum

**Ground Rent:** £9.00 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  
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#### OFFICE DETAILS

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

| Energy Efficiency Rating                    |         | Current | Potential |
|---------------------------------------------|---------|---------|-----------|
| Very energy efficient - lower running costs |         |         |           |
| A                                           | (1-10)  |         |           |
| B                                           | (11-15) |         |           |
| C                                           | (16-20) | 76      | 79        |
| D                                           | (21-25) |         |           |
| E                                           | (26-30) |         |           |
| F                                           | (31-35) |         |           |
| G                                           | (36-40) |         |           |
| Not energy efficient - higher running costs |         |         |           |
| EU Directive 2002/91/EC                     |         |         |           |
| England & Wales                             |         |         |           |