



ASKING PRICE

£325,000 Leasehold
Lower Clapton Road
London, E5 0NS



PROPERTY SUMMARY

Castles Hackney are delighted to offer this beautifully presented one-bedroom second-floor apartment, set within an attractive period conversion in the heart of Hackney. Immaculately maintained throughout, the property has been thoughtfully decorated to create a stylish and welcoming home, perfectly suited to modern living. Benefiting from a shared entrance with just two other apartments, this charming residence offers a sense of privacy and exclusivity, while its well-proportioned accommodation provides an excellent opportunity for first-time buyers, professionals or investors alike.

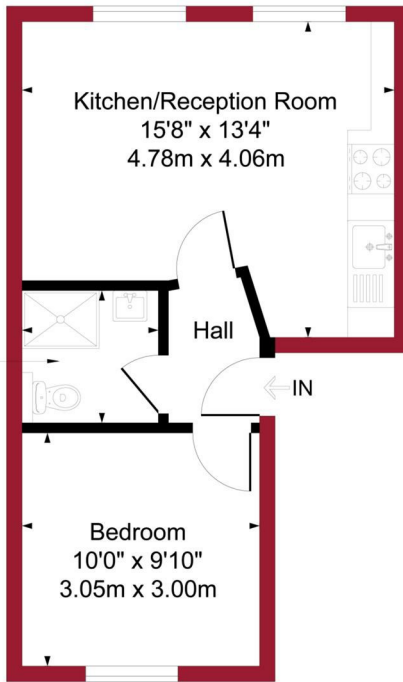
Ideally positioned for those seeking both convenience and lifestyle, the property is within easy walking distance of Hackney Central Station, providing swift connections into Central London and beyond. The vibrant amenities of Mare Street and Chatsworth Road are close by, offering an excellent selection of independent cafés, restaurants, bars and boutique shops. Residents can also enjoy an abundance of nearby green spaces, including Clapton Square Garden, Hackney Downs and Millfields Park, whilst Kings Hall Leisure Centre is just a short stroll away. With excellent transport links, a thriving social scene and a wealth of local amenities on the doorstep, this superb apartment is perfectly placed for young professionals and first-time buyers looking to establish themselves in one of East London's most sought-after neighbourhoods.





Lower Clapton Road,, London, E5 Approximate Gross Internal Area = 348 sq ft / 32.3 sq m

Bathroom
5'9" x 5'7"
1.75m x 1.70m



Second 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

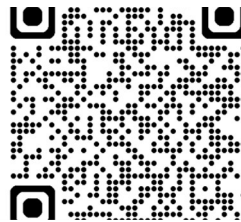
The area is served well through a network of local bus routes and train services. (Hackney Downs Main Line Station into Liverpool Street and Homerton & Hackney Central Stations on the North London Line

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: 115 years

Service Charge: £1,427.50 pa

Ground Rent: £300.00 pa

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			
A	(67-91)		
B	(61-66)		
C	(55-60)		
D	(49-54)		
E	(43-48)		
F	(37-42)		
G	(31-36)		
Not energy efficient - higher running costs			
England & Wales			
EU Directive 2002/91/EC			