

ASKING PRICE

£375,000 Leasehold

Lower Clapton Road

Hackney, E5 0QJ

PROPERTY SUMMARY

7 Alva Court, 144-146 Lower Clapton Road, Hackney, E5 0QJ.
We are acting in the sale of the above property and have received an offer of £335,000 on the above property.
Any interested parties must submit any higher offers in writing to the selling agent before exchange of contracts takes place.

Castles are delighted to present this well-proportioned two-bedroom apartment, ideally positioned in the heart of Hackney. Extending to approximately 630 sq ft, this purpose-built property offers well-balanced accommodation and an excellent opportunity for a purchaser to modernise and personalise the space to their own taste.
The accommodation comprises a welcoming reception room with an open-plan kitchen, two generously sized double bedrooms and a family bathroom. A particular highlight is the impressive private balcony, extending to approximately 20ft and providing a rare and valuable outdoor space in this sought-after East London location.
The property is exceptionally well placed for transport links, with Clapton Overground Station just a short walk away, offering direct connections towards Liverpool Street. Hackney Downs and Rectory Road Overground stations are also within easy reach, while a variety of bus routes provide further connectivity across London.
The surrounding area offers an appealing blend of vibrant local amenities and green open spaces. An array of independent cafés, restaurants, bars and shops can be found within walking distance, while Hackney Downs Park, Clapton Pond, Millfields Park and the extensive open spaces of Hackney Marshes are all close by.

Kitchen / Reception - 22'3 x 10'6 (6.79m x 3.20m)
Bedroom 1 - 16'0 x 9'2 (4.87m x 2.80m)
Bedroom 2 - 12'1 x 9'2 (3.68m x 2.80m)
Bathroom - 9'2 x 5'7 (2.79m x 1.70m)
Balcony - 20'7 x 4'4 (6.28m x 1.33m)

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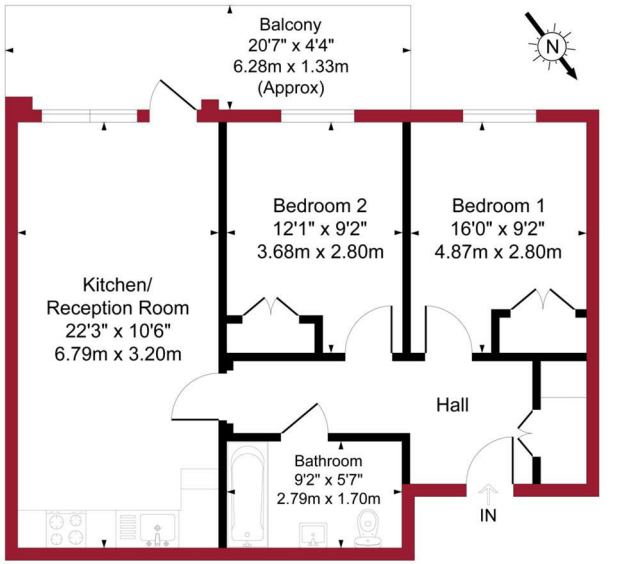








Lower Clapton Road, London, E5 **Approximate Gross Internal Area** = 630 sq ft / 58.5 sq m



First Floor

PINKPLAN

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: D

Lease Remaining: 105 years

Service Charge: tbc

Ground Rent: tbc

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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