

ASKING PRICE

£310,000 Leasehold

Edmeston Close

London, E9 5TJ

PROPERTY SUMMARY

Castles Hackney is delighted to present this well-maintained one-bedroom apartment, offering approximately 416 sq ft of living accommodation, situated on the first floor of a modern purpose-built development.

The property features a bright and welcoming reception room, ideal for relaxing and entertaining, alongside a separate modern fitted kitchen. Further accommodation comprises a well-proportioned double bedroom and a family bathroom. The apartment also benefits from allocated parking, making it an appealing prospect for first-time buyers, professionals and investors alike.

Situated within a peaceful cul-de-sac development, the property enjoys a pleasant residential setting while remaining conveniently positioned for excellent transport links and local amenities. Homerton Overground Station is just moments away, providing convenient connections towards Stratford, Highbury & Islington and the wider London transport network, making it ideal for commuters travelling into the City and beyond.

The apartment is also ideally located close to the popular Chatsworth Road, renowned for its vibrant community atmosphere, independent retailers, cafés, restaurants and much-loved Sunday market. Residents can enjoy a fantastic selection of local amenities nearby, offering a wonderful balance of convenience and neighbourhood charm.

For those who enjoy outdoor activities, both Victoria Park and Hackney Marshes are within walking distance, providing attractive surroundings for walking, jogging, cycling and leisure activities.

Offered to the market on a chain-free basis, this apartment presents an excellent opportunity to acquire a home in a well-connected and increasingly popular part of Hackney. Combining practical living space, allocated parking and easy access to transport links, local amenities and green spaces, this property is sure to appeal to a range of buyers. Early viewing is highly recommended.

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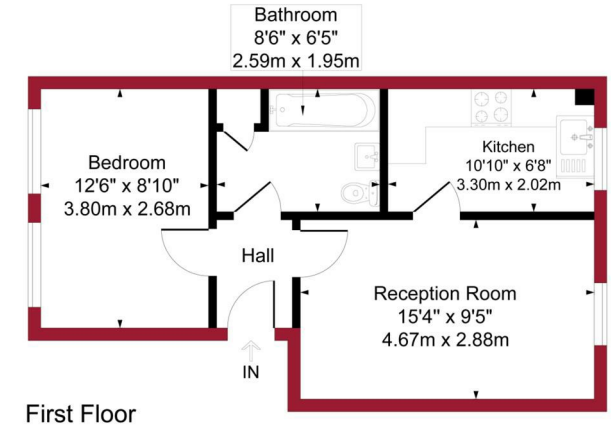








Edmeston Close, London, E9 Approximate Gross Internal Area = 416 sq ft / 39.0 sq m



First Floor

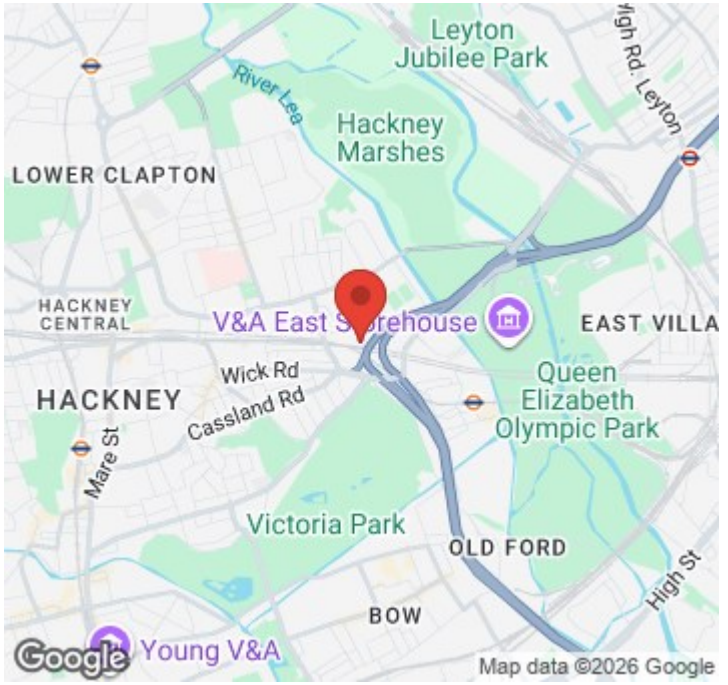
PINKPLAN

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).



House
Leasehold
Council: Hackney
Council Tax Band: C
Lease Remaining: 150 years
Service Charge: £1,488 pa
Ground Rent: £0

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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