



**Fairmead House, Kingsmead Estate, E9 5QN**

£375,000

Leasehold

**Castles**



## Fairmead House, Kingsmead Estate, E9 5QN

Discover the allure of this charming two-bedroom ground floor flat, complete with its very own private garden. Designed with your lifestyle in mind, this property is an excellent choice, especially for first-time buyers. The flat features a modern fitted kitchen, perfect for cooking your favorite meals and entertaining guests effortlessly. Adjacent to the kitchen, you'll find a family bathroom and a separate WC, adding to the convenience of daily living. With a chain-free status, your path to homeownership is smooth and hassle-free. Bid farewell to delays and embrace a seamless transition into your new abode. Outside your door, the picturesque Hackney Marshes await, offering an oasis for leisurely walks, picnics, and outdoor activities. A mere 10-minute walk takes you to Homerton Overground Station, ensuring convenient access to the city for your daily commute.

Tenure - Leasehold  
Tenure Arrangement - 116 years  
Service Charge - £108.00 pm  
Ground Rent - £9.00 pa  
Council Tax - B  
EPC - C 71,78

**£375,000** Leasehold

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020 8985 0106  
hackney@castles.london

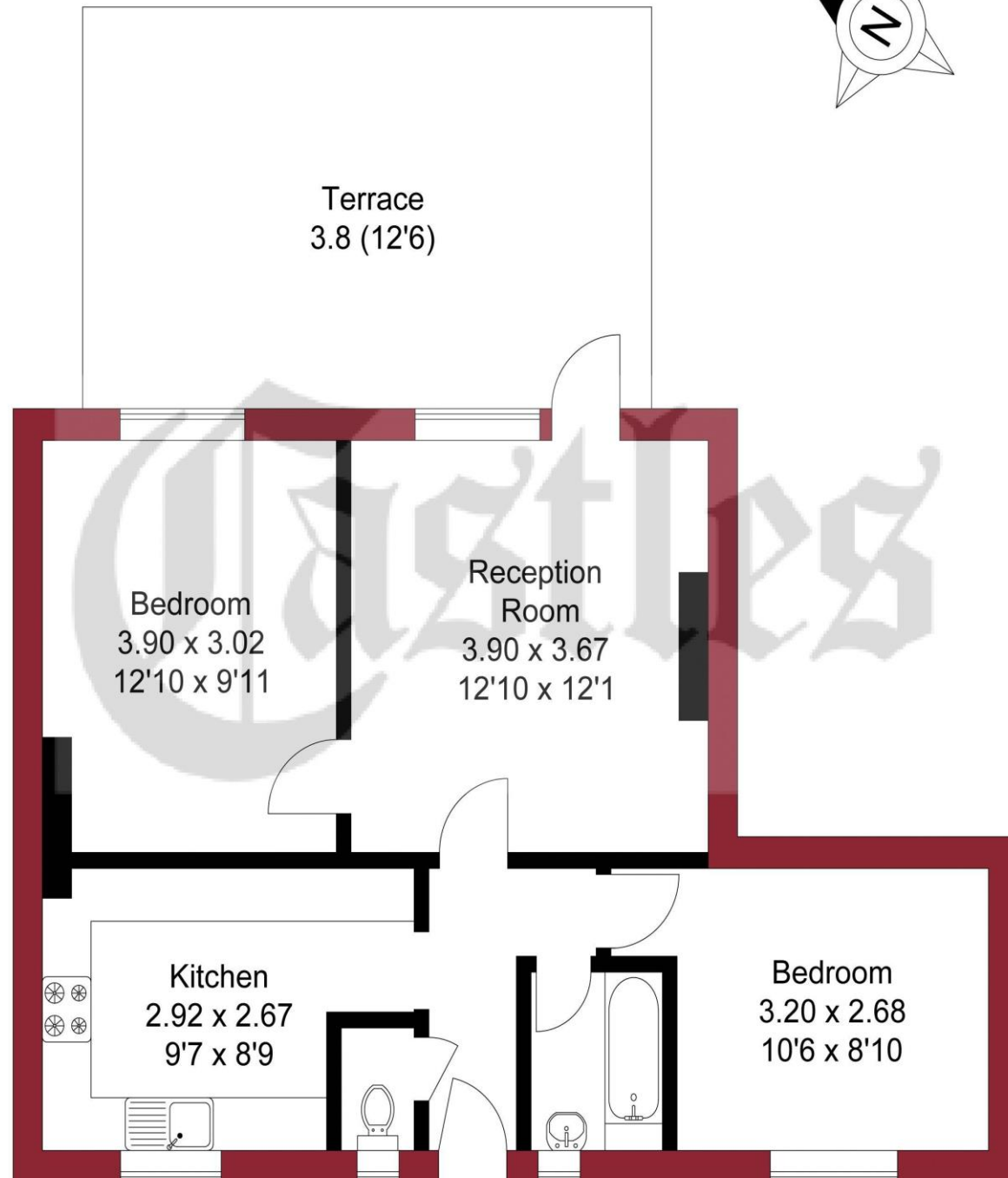








APPROXIMATE GROSS INTERNAL AREA  
53.65 sqm / 577.48 sqft



THIS PLAN IS FOR ILLUSTRATION ONLY AND MAY NOT BE REPRESENTATIVE OF THE PROPERTY

## An overview of the area

### Lower Clapton

A socially diverse and vibrantly multicultural area bounded by the open green spaces of Hackney Downs to the West, Lea Valley park to the East and the conservation area of Clapton ponds to the North. The area boasts an array of period properties combined with modern apartment buildings.

With its diverse independent retailers in Chatsworth Road and the 'ever popular' high street shopping facilities of Mare Street, accompanied with local schools and transport facilities ensures that Lower Clapton remains a desirable area to reside.

### Transport

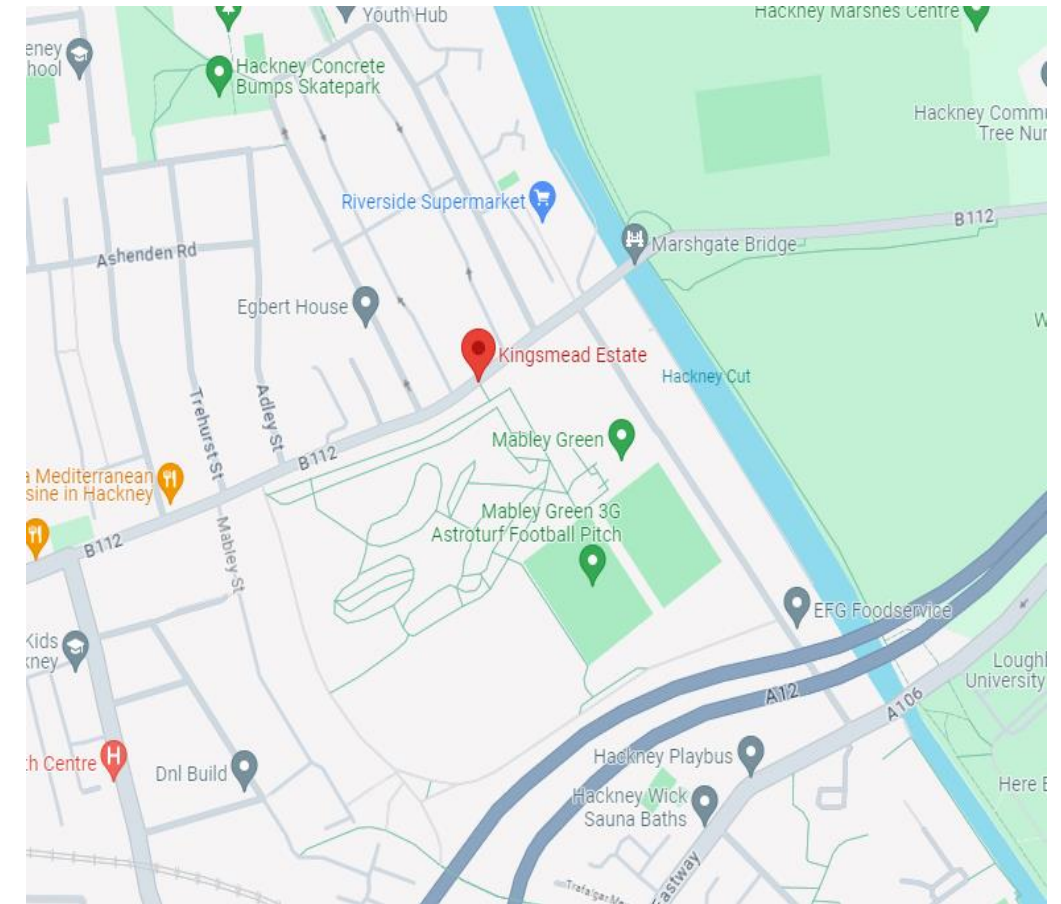
The area is served well through a network of local bus routes and train services. (Hackney Downs Main Line Station into Liverpool Street and Homerton & Hackney Central Stations on the North London Line

### 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).



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44 Lower Clapton Road  
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