



Ashmead House, Homerton Road, E9 5QR

£425,000

Freehold

Castles

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Don't miss out on this amazing opportunity to own a beautifully presented two-bedroom flat in a sought-after residential development. Impeccably refurbished by the current owner, this ground floor property offers a spacious reception room, a separate contemporary kitchen, a modern bathroom & WC, and two double bedrooms. One of the standout features of this flat is the private east-facing garden, which is larger than average and provides a tranquil space to relax and enjoy the outdoors. Imagine sipping your morning coffee or hosting gatherings in this delightful garden oasis. Additional benefits include a private entrance, ample storage underfloor heating in the bathroom, premium fixtures and fittings throughout. Perfectly situated, you'll be just a short walk away from the vibrant cafe's and boutique shops of Chatsworth Road, the ever-changing Hackney Wick, and the scenic River Lea navigation. Embrace an active lifestyle with fantastic cycle and footpath access to nearby Victoria Park, Millfields Park, and Springfield Park. Explore the beauty of the Lea Valley as you stroll along the Regents Canal, Hertford Union Canal, and Walthamstow Marshes. Transportation is a breeze with easy access to main links, including Homerton and Hackney Wick Overground Stations. Bus connections offer quick and convenient routes to Leyton, Stratford, Hackney Central, and London Fields stations. Seize this incredible opportunity to call this well-connected and meticulously refurbished flat your new home. Contact us now to arrange a viewing and discover the boundless potential and convenience this property has to offer. Act fast, as opportunities like this don't stay on the market for long!

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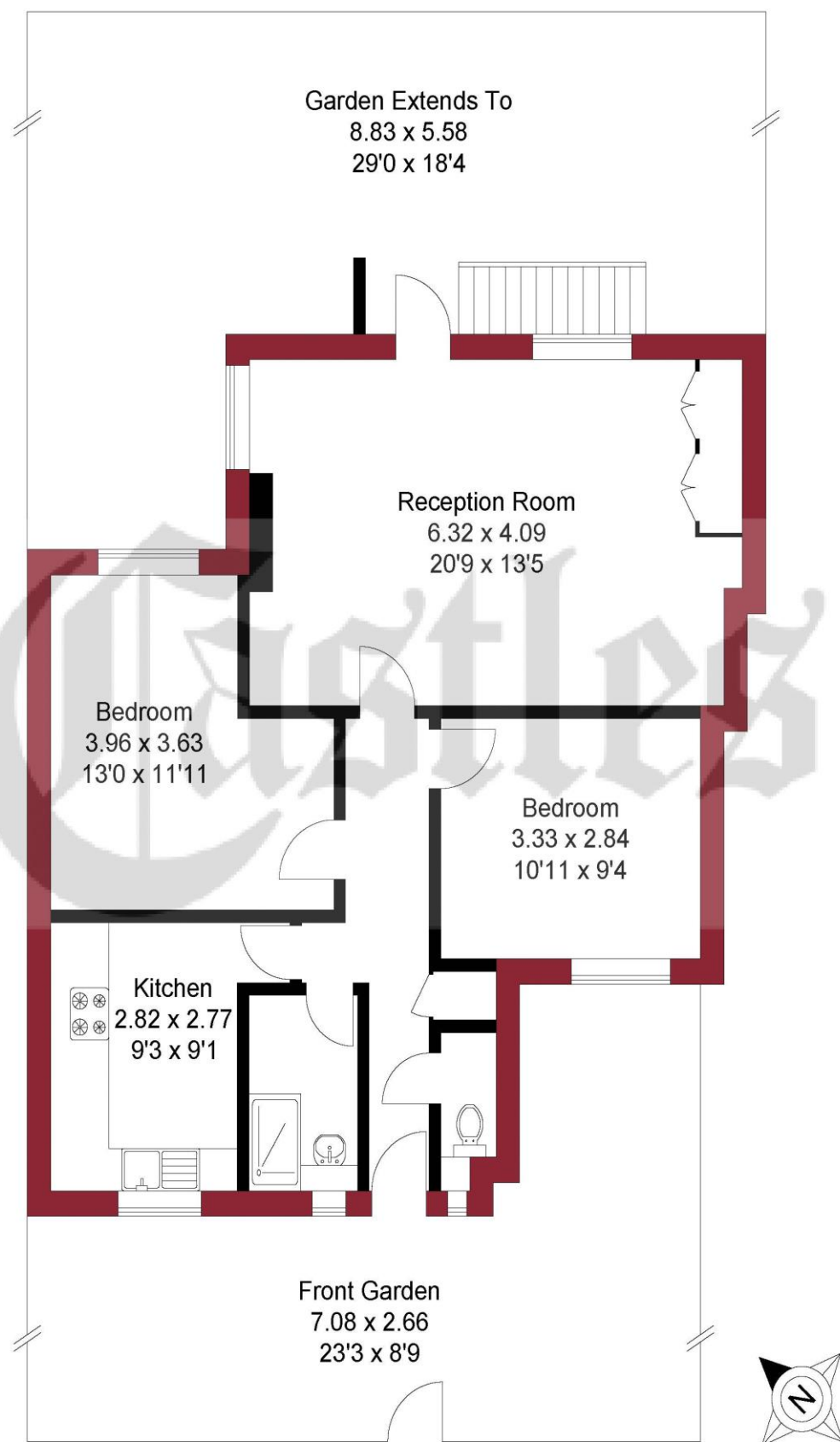
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APPROXIMATE GROSS INTERNAL AREA

69.90 sqm / 752.39 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).

Property Information:

Tenure – Leasehold

Tenure Arrangement - 108 years Approx.

Service Charge - £1,200 pa Approx.

Ground Rent - £9.00 pa

Council Tax – B

EPC - C 71,79

Internet Speed: tbc

How old is the boiler- tbc Last Serviced- tbc

Location of the stopcock – tbc

Building and Appliance Warranties and Guarantees - None

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