



Fenland House, Harry Zeital Way, E5 9RP

£450,000

Leasehold

Castles



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Castles are pleased to offer this stylish 2 bedroom apartment, situated within a modern purpose-built development, offers an inviting living space flooded with natural light. Its balcony/terrace provides a perfect spot to relax, while the convenience of an allocated parking space adds practicality to the home. Enjoy panoramic views of Millfields Park and the River Lea from this stunning apartment. The apartment features two generously sized double bedrooms, with the master bedroom boasting an en-suite bathroom, in addition to a three-piece modern family bathroom. The open-plan kitchen/reception area, complete with integrated appliances, creates a wonderful space for entertaining guests. Convenience is key, with local amenities just a short walk away on Chatsworth Road and Upper Clapton Road. Commuting is a breeze, with Clapton overground station providing swift access to the City. Lea Bridge station connects you to Stratford and offers routes and beyond. Don't miss the opportunity to view this bright and airy home, perfect for modern living, being offered on a chain free basis.

*Tenure - Leasehold
Tenure Arrangement - 108 Years
Service Charge - £3,373 (reserve fund £1,398)
Ground Rent - £150.00 pa
Council Tax - D
EPC - C 80, 85*

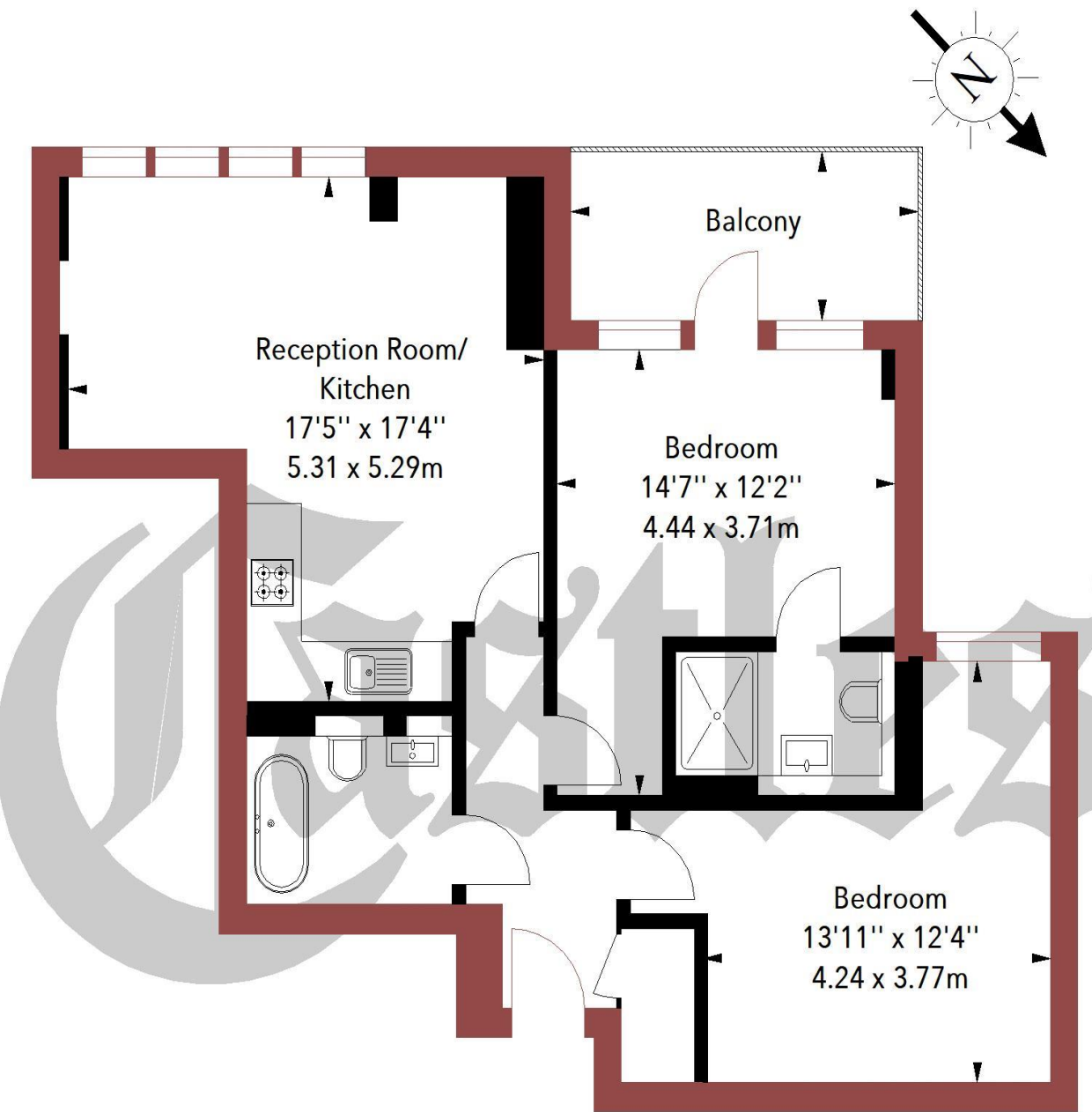
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Approx. Gross Internal Area = 64.84 sq m / 698 sq ft



Fourth Floor

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

An overview of the area

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

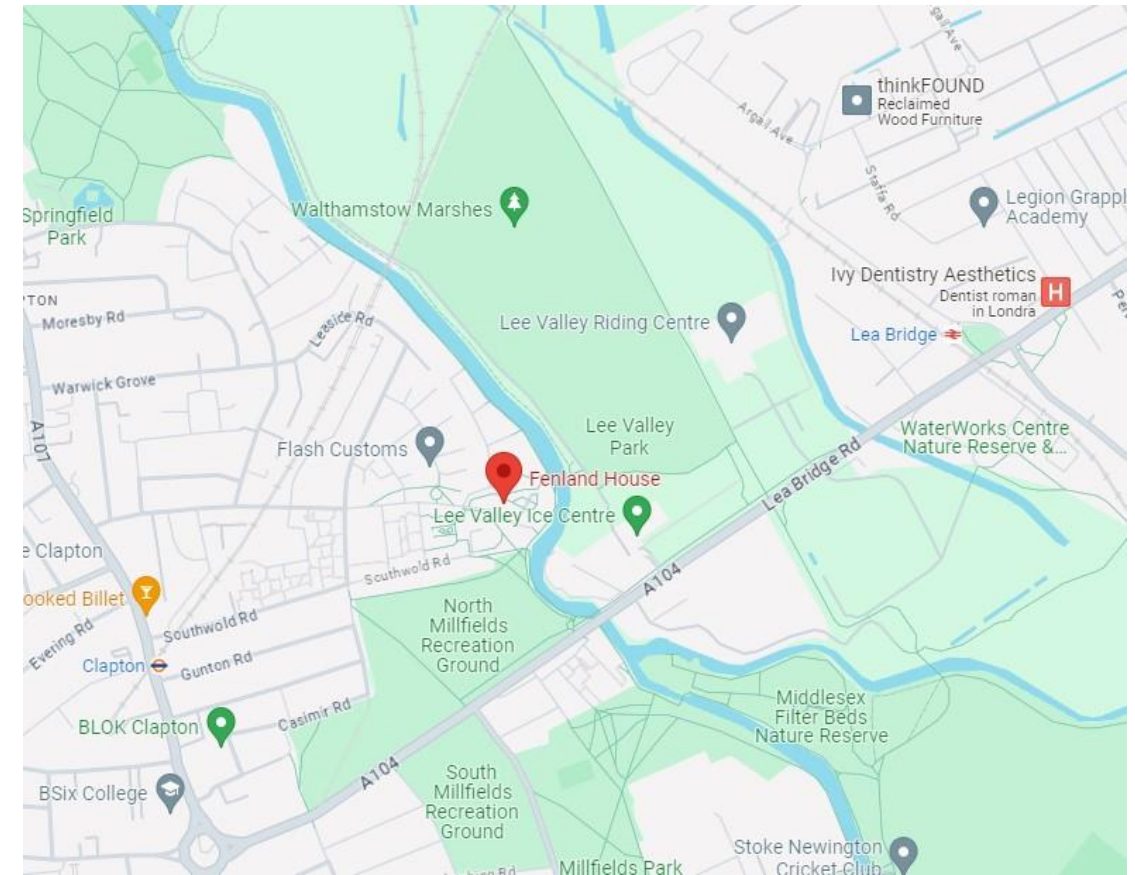
The area is served well through a network of local bus routes and train services. (Hackney Downs Main Line Station into Liverpool Street and Homerton & Hackney Central Stations on the North London Line)

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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