



**Beecholme Estate, Prout Road, E5 9NT**

£425,000

Leasehold

**Castles**







## Beecholme Estate, Prout Road, E5 9NT

Welcome to this wonderfully bright apartment, nestled on the first floor of a secure purpose-built development. Offering a spacious and thoughtfully designed layout, this home is a haven of comfort and contemporary living. Step into the inviting reception hall, and you'll immediately feel the sense of space and warmth that flows throughout the property. The spacious living area beckons you to relax and unwind, and it opens up to a southerly facing balcony. The fitted kitchen boasts integrated appliances, providing practicality and convenience for your culinary needs. Ample storage space and a cleverly designed layout ensure ease and efficiency. Two large double bedrooms offer the utmost privacy and comfort, each promising peaceful nights and cozy mornings. Additionally, the well-appointed bathroom with a separate WC ensures convenience for your daily routines. Beyond the beauty of this home, its location is equally enticing. Commuters will appreciate the proximity to Clapton Overground Station, granting swift access to the City, while Upper and Lower Clapton Roads present a vibrant selection of amenities, shops, and eateries. Enjoy leisurely strolls in Millfield's Park and revel in the natural beauty of the nearby marshes.

*Tenure - Leasehold  
Tenure Arrangement - tbc  
Service Charge - £2,300pa  
Ground Rent - tbc  
Council Tax - B  
EPC - D 64, 81*

**£425,000 Leasehold**

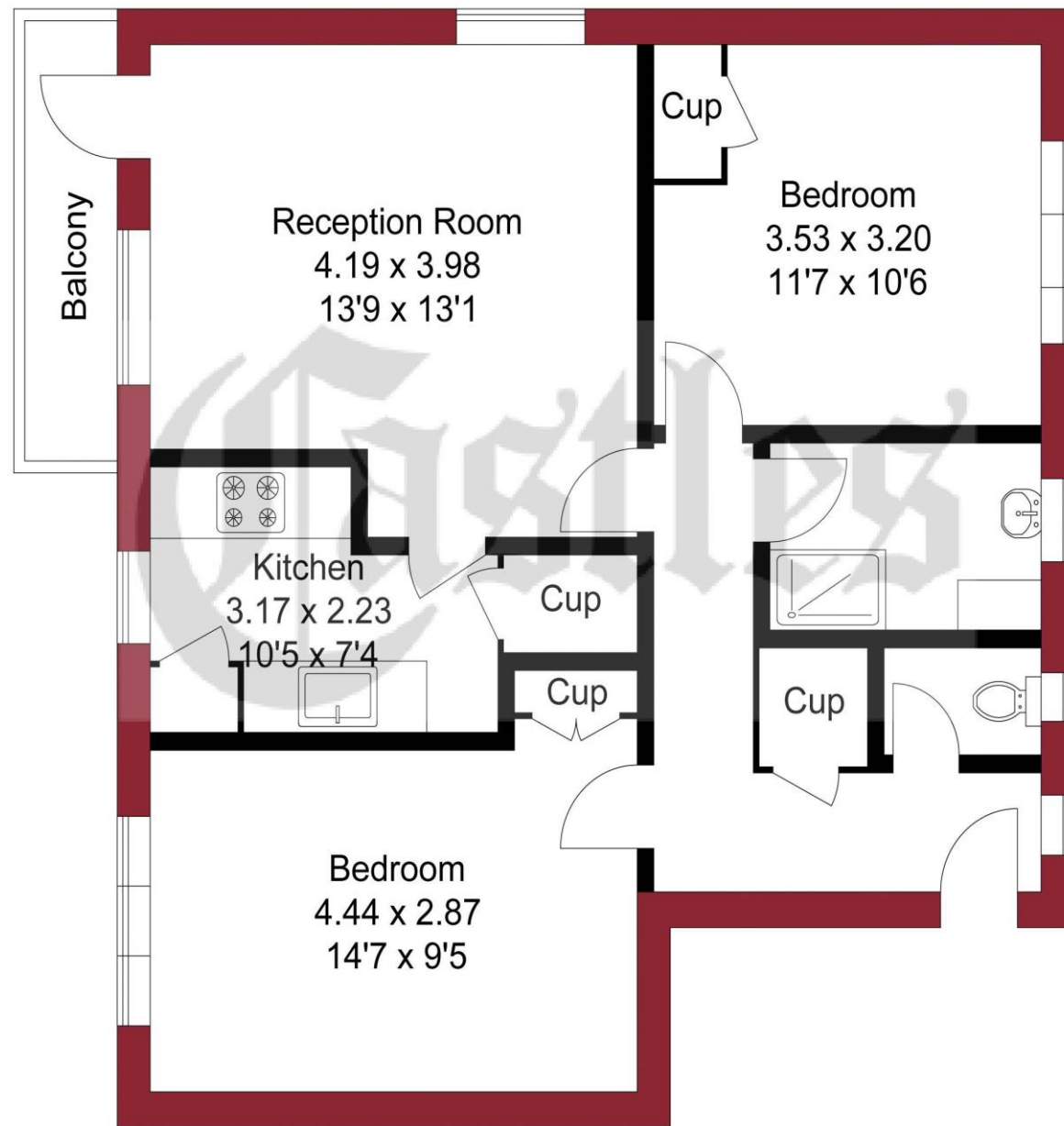
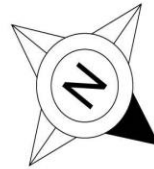
# Castles

020 8985 0106  
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APPROXIMATE GROSS INTERNAL AREA  
65.27 sqm / 702.56 sqft



FIRST FLOOR

THIS PLAN IS FOR ILLUSTRATION ONLY AND MAY NOT BE REPRESENTATIVE 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

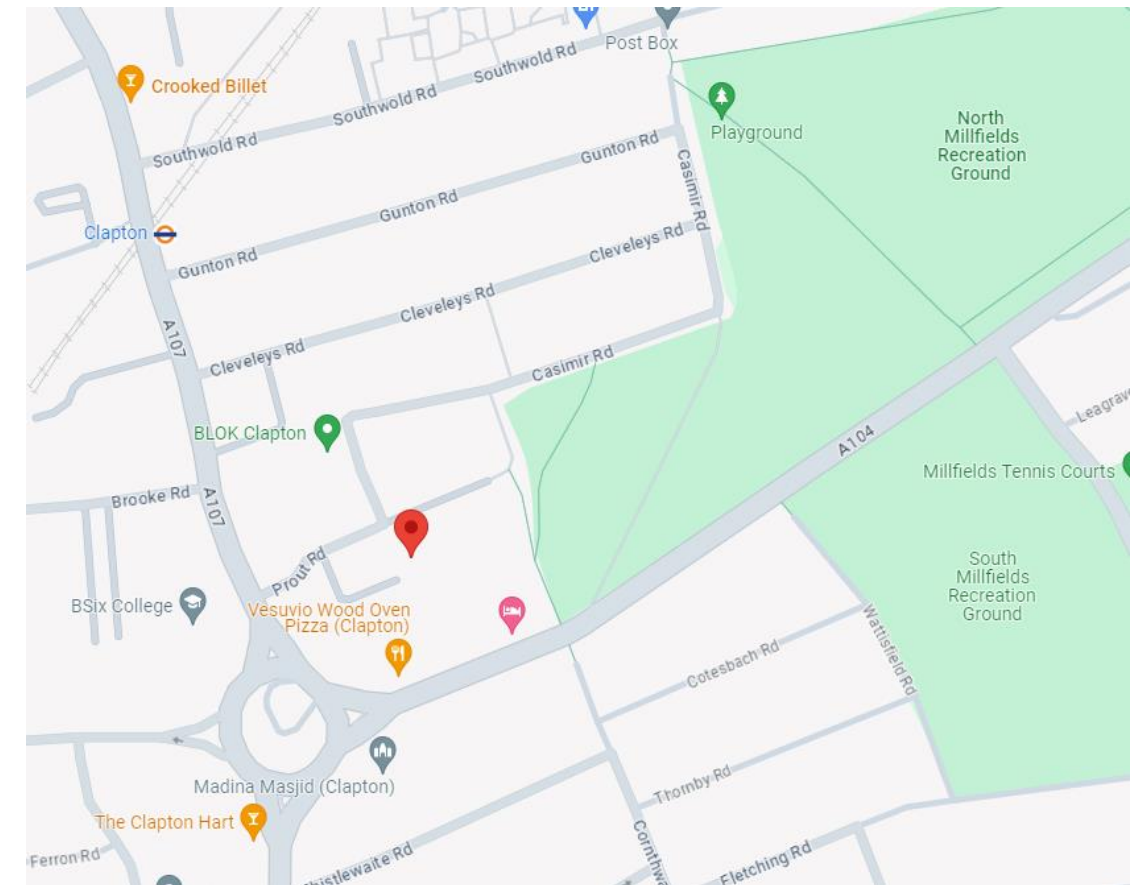
The area is served well through a network of local bus routes and train services. (Hackney Downs Main Line Station into Liverpool Street and Homerton & Hackney Central Stations on the North London Line)

### 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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