



Riverside Close, E5 9ST

£325,000

Leasehold

Castles

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## Riverside Close, E5 9ST

Rare to the market and nestled within this peaceful cul-de-sac development is this one-bedroom apartment located on the first floor boasting a wonderful communal garden and further benefitting from an allocated parking. This property comprises of bright reception, separate kitchen and modern shower room. Transportation is a breeze, with Clapton Overground Station short walk away, connecting you swiftly to the City and beyond via Liverpool Street. For nature enthusiasts, the leafy green spaces of the River Lea and Walthamstow Marshes are on your doorstep, offering a peaceful haven amidst the urban landscape. Don't miss this opportunity to make this property your new home. Experience the best of city living and tranquil retreats, all in one package. Being sold on chain free basis.

*Tenure - Leasehold  
Tenure Arrangement - 950 years  
Service Charge - £1,920 pa  
Ground Rent - inc.  
Council Tax - C - £1,668.77  
EPC - D 66, 82*

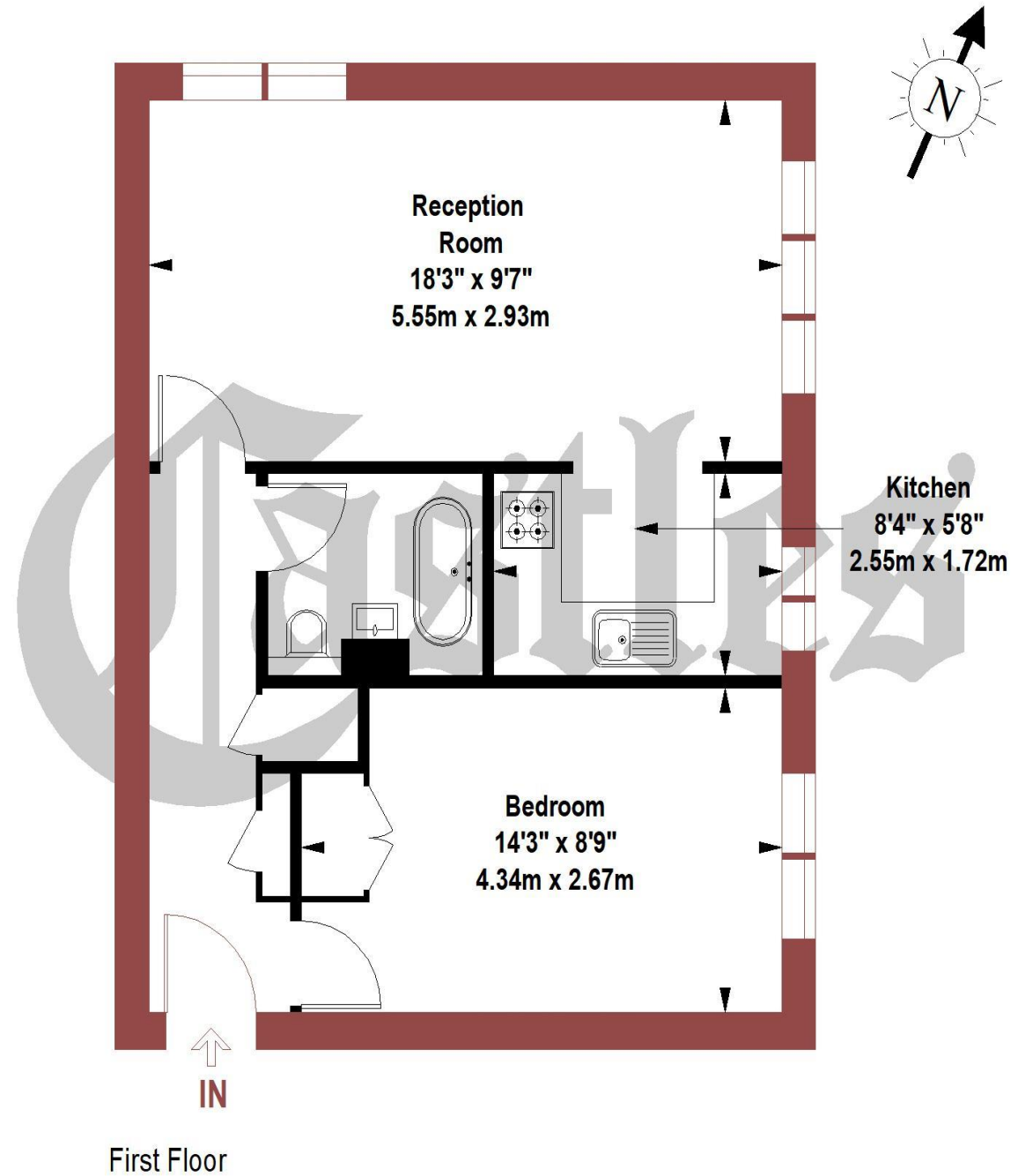
**£325,000 Leasehold**

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**020 8985 0106**  
**hackney@castles.london**



Approx. Gross Internal Area = 41.71 sq m / 449 sq ft



### 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

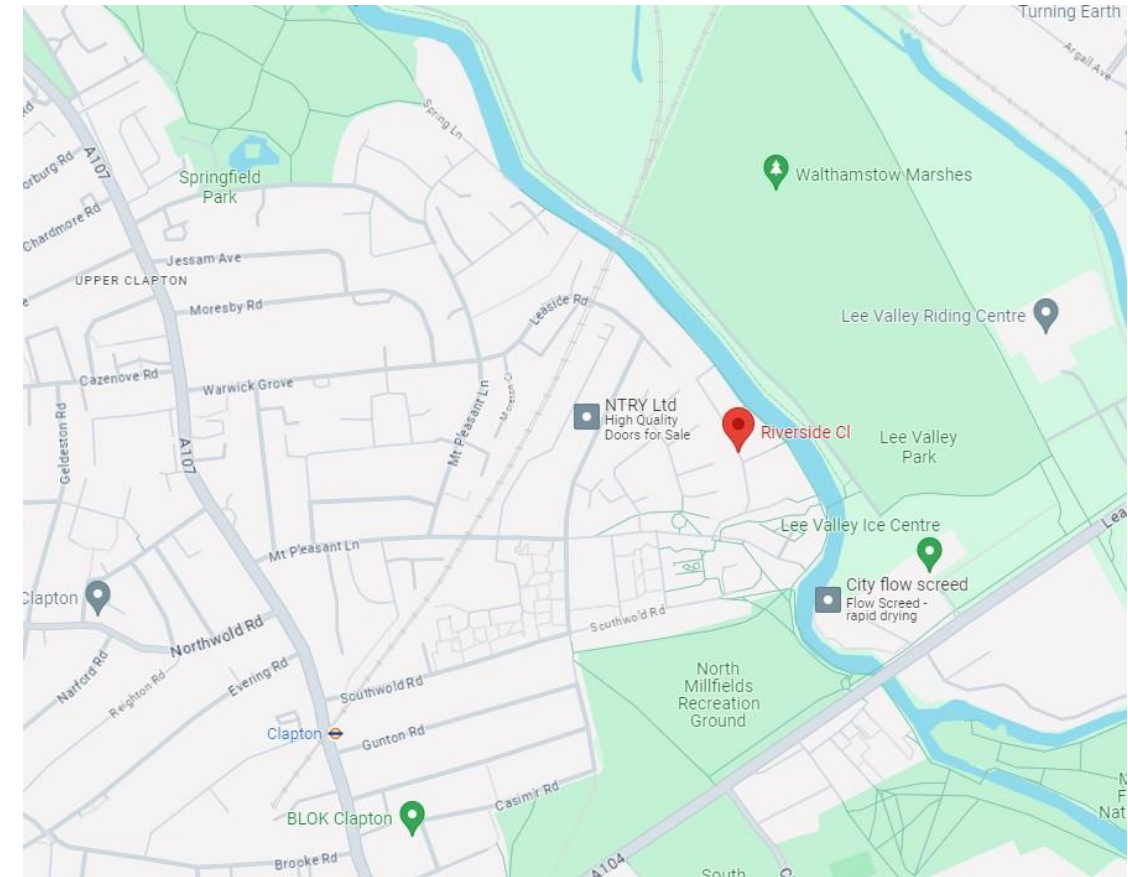
The area is served well through a network of local bus routes and train services. (Hackney Downs Main Line Station into Liverpool Street and Homerton & Hackney Central Stations on the North London Line)

### 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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