

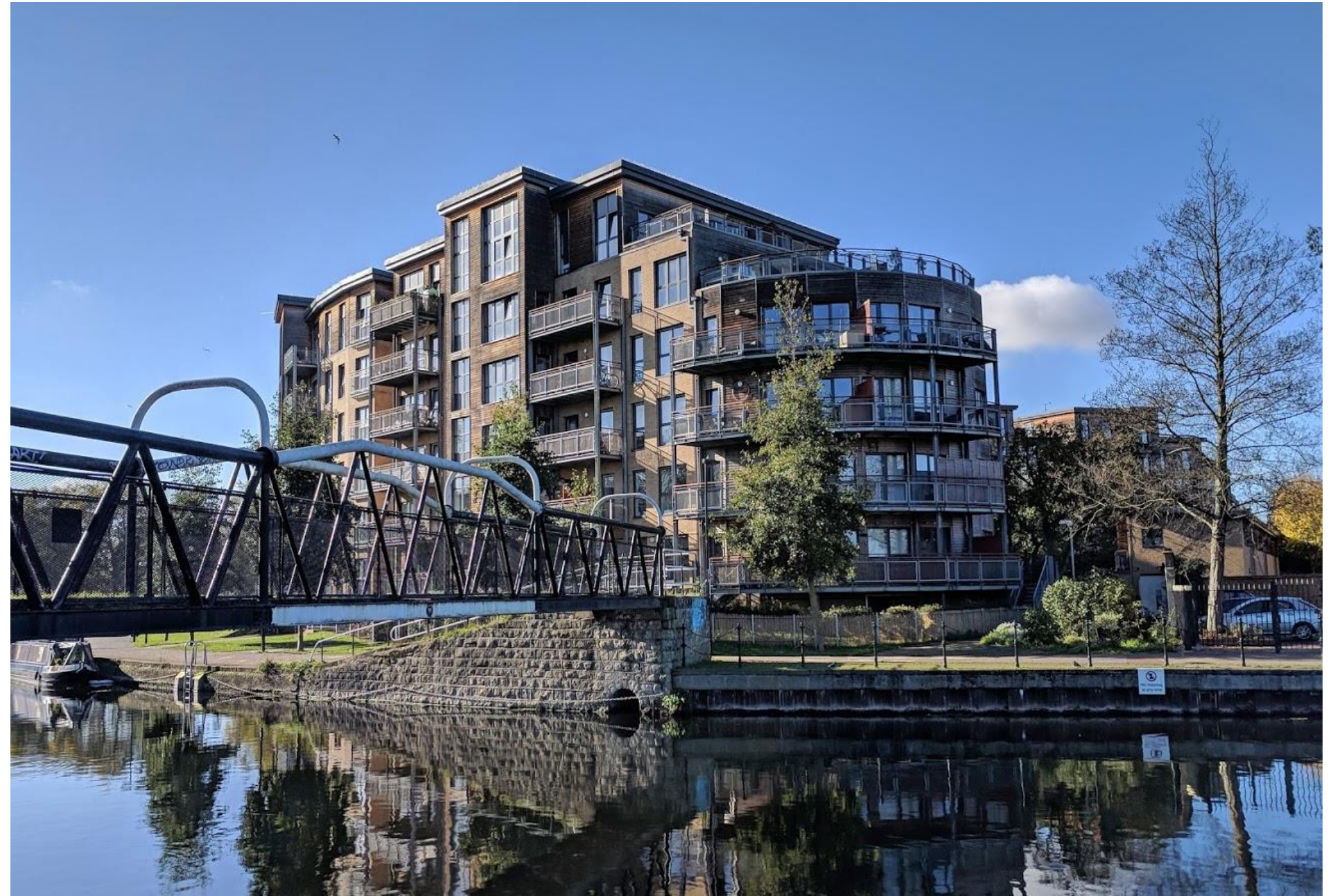


**Dockside Court, Harry Zeital Way, E5 9RR**

£300,000

Leasehold

**Castles**



## Dockside Court, Harry Zeital Way, E5 9RR

Welcome to this contemporary retreat, offering style, comfort, and convenience. With a private entry system and lift access, this beautifully presented one bedroom apartment ensures an elevated living experience. Step inside to discover a well-designed layout that effortlessly caters to your needs. The open plan living area is bathed in natural light, creating an inviting space for relaxation and entertainment. The kitchen, equipped with quality appliances and ample counter space, is a culinary haven for aspiring chefs. The bedroom offers a peaceful retreat. The modern bathroom completes the living space, ensuring convenience. Ample storage throughout the property keeps things organized, and its excellent condition promises a hassle-free move-in experience. Located close to River Lea, Millfields Park and Hackney Marshes, outdoor activities are just moments away as is Clapton Overground Station that provides easy access into the City and beyond. This chain-free opportunity presents a chance to own your dream home. Experience the ultimate in urban living with this exceptional property.

*Tenure - Leasehold  
Tenure Arrangement - 108 Years Approx.  
Service Charge - £4,200 pa  
Ground Rent - £200.00 pa  
Council Tax - C  
EPC - C 73, 84*

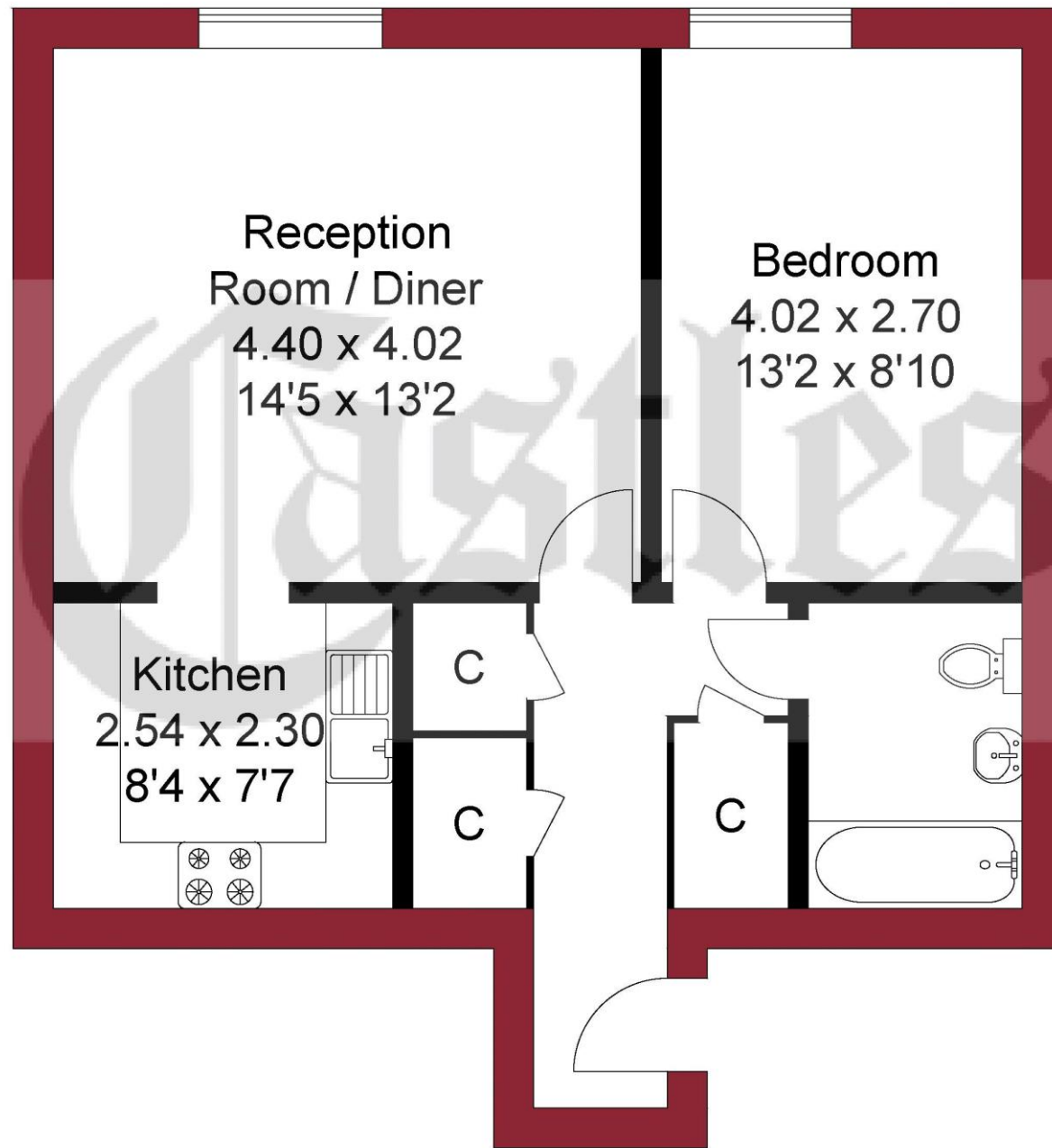
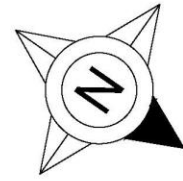
**£300,000 Leasehold**

# Castles

020 8985 0106  
hackney@castles.london



APPROXIMATE GROSS INTERNAL AREA  
48.41 sqm / 521.08 sqft



## Forth 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

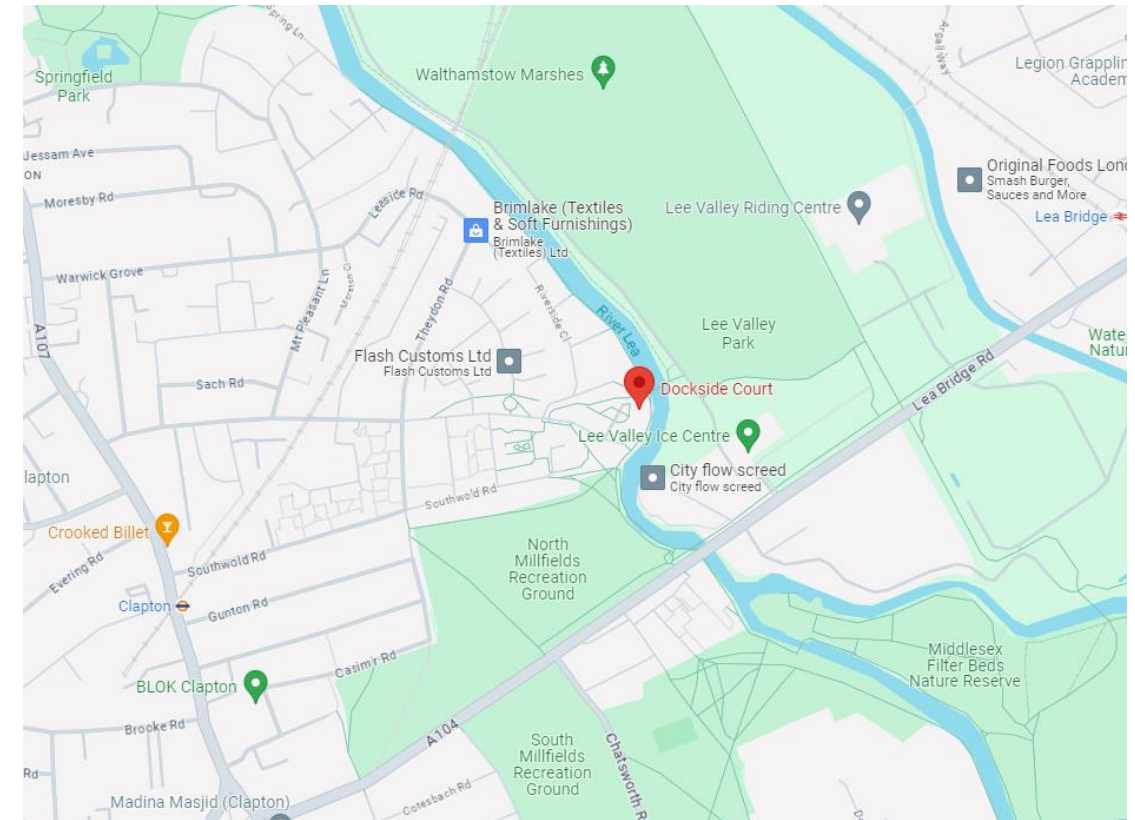
The area is served well through a network of local bus routes and train services. (Hackney Downs Main Line Station into Liverpool Street and Homerton & Hackney Central Stations on the North London Line)

### 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).



# Castles

44 Lower Clapton Road  
London, E5 0RN  
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