

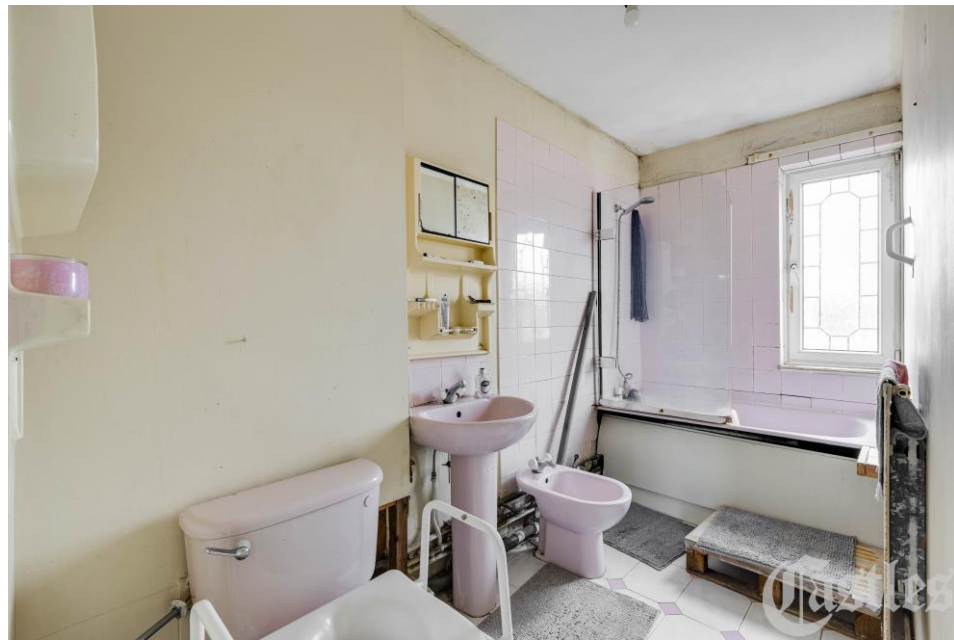


Castle Close, Swinnerton Street, E9 5TN

£525,000

Leasehold

Castles



Castle Close, Swinnerton Street, E9 5TN

Castles Hackney are pleased to offer this wonderful three-bedroom maisonette requiring updating in places. Offering bright interiors and arranged over three floors. The property is comprising of eat in kitchen, large reception room leading to a private terrace to the first floor, sizable front garden, guest cloakroom, family bathroom and storage. The property is located on Castle Close, a popular and sought-after location in the heart of Homerton, close to all the local amenities, restaurants and coffee shops including the famous Sunday Market on Chatsworth Road, as well as being a short walk from the open green spaces of Hackney Marshes and Victoria Park. Hackney Wick and Homerton Stations are both found locally providing swift access into the city, West End and beyond. Being offered on chain free basis.

*Tenure - Leasehold
Tenure Arrangement - 87 Years Approx.
Service Charge - £1,628.19
Ground Rent - £9.00
Council Tax - C - £1,668.77
EPC - C 71, 77*

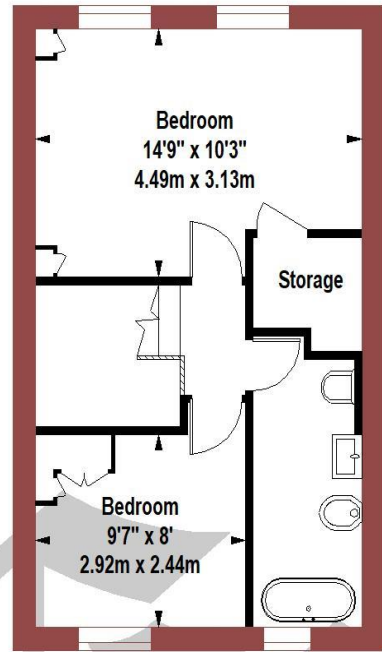
£525,000 Leasehold

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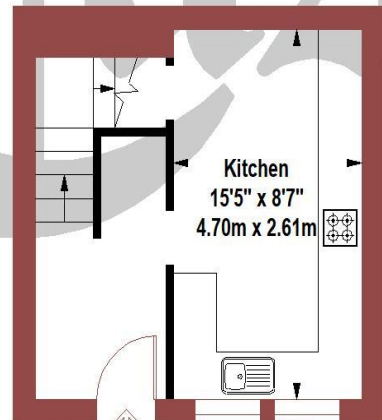
020 8985 0106
hackney@castles.london



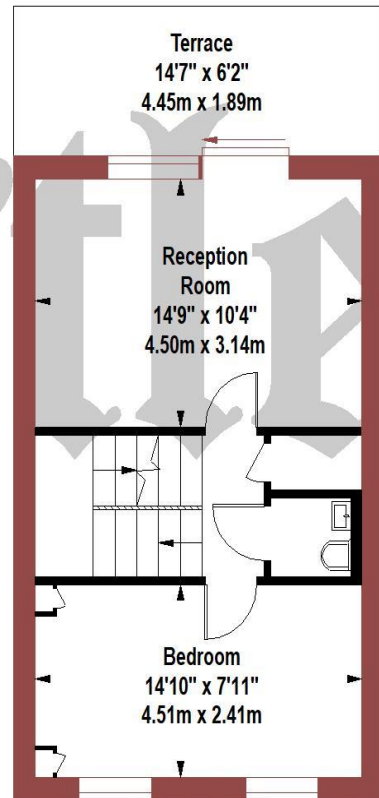
Approx. Gross Internal Area = 88.91 sq m / 957 sq ft



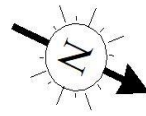
Second Floor
Gross Internal
Floor Area 34.2 sq m/ 368 sq ft



Ground Floor
Gross Internal
Floor Area 20.5 sq m/ 221 sq ft



First Floor
Gross Internal
Floor Area 34.2 sq m/ 368 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

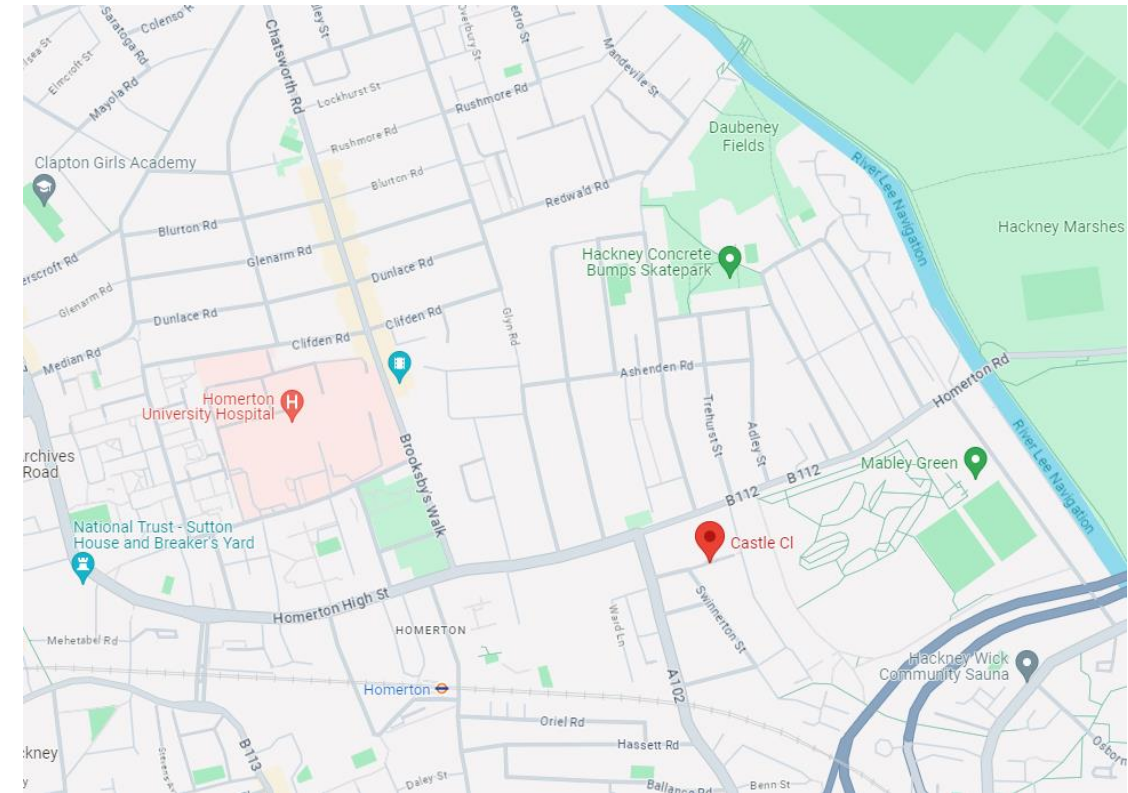
The area is served well through a network of local bus routes and train services. (Hackney Downs Main Line Station into Liverpool Street and Homerton & Hackney Central Stations on the North London Line

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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