



Halidon Close, E9 6EE

£600,000

Leasehold

Castles



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Castles Hackney offers this amazing opportunity to own a beautifully presented three-bedroom maisonette in a sought-after residential area offering space and light in abundance. Impeccably maintained by the current owners, this family home offers a spacious reception room, a separate contemporary eat-in kitchen, a modern bathroom, guest cloakroom and office area. One of the standout features of this property is the private terrace, which is larger than average and provides a tranquil space to relax and enjoy the outdoors. Imagine sipping your morning coffee or hosting gatherings in this delightful terrace. Additional benefits include a private entrance, front garden, ample storage and premium fixtures and fittings throughout. Perfectly situated, you'll be just a short walk away from the vibrant coffee shops and boutique shops of Chatsworth Road. Embrace an active lifestyle with fantastic cycle routes to the green open spaces of Millfields Park and Hackney Marshes. Explore the beauty of the River Lea as you stroll along. Transportation is a breeze with easy access to main links, including Homerton and Hackney Central Overground Stations. Bus connections offer quick and convenient routes across London and beyond. Seize this incredible opportunity to call this well-connected and meticulously presented maisonette your new home. Contact us now to arrange a viewing and discover what this stunning property has to offer.

Tenure - Leasehold
Tenure Arrangement - 89 years
Service Charge - £139.65 per month
Ground Rent - N/a
Council Tax - C
EPC - C 74,87

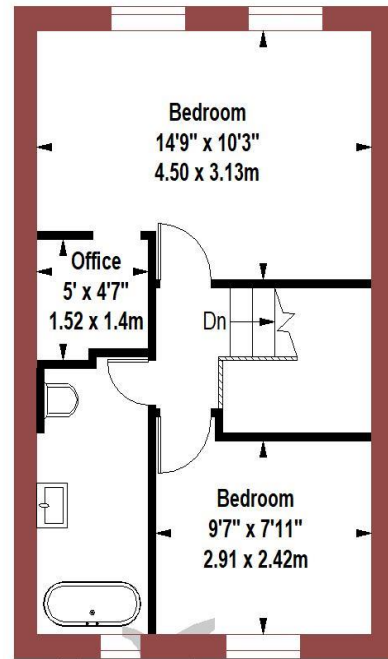
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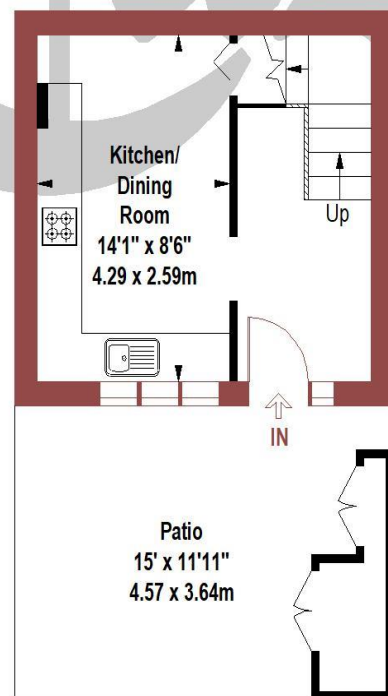
020 8985 0106
hackney@castles.london



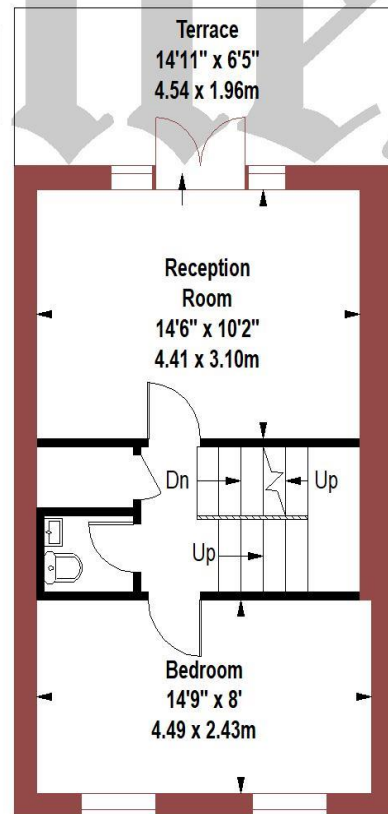
Approx. Gross Internal Area = 86.03 sq m / 926 sq ft



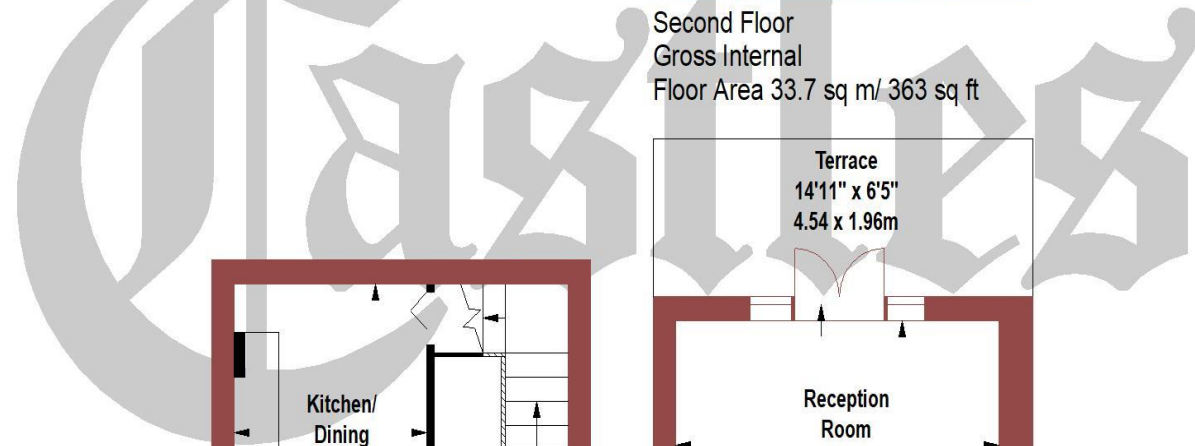
Second Floor
Gross Internal
Floor Area 33.7 sq m/ 363 sq ft



Ground Floor
Gross Internal
Floor Area 19.3 sq m/ 208 sq ft



First Floor
Gross Internal
Floor Area 33.0 sq m/ 355 sq ft



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

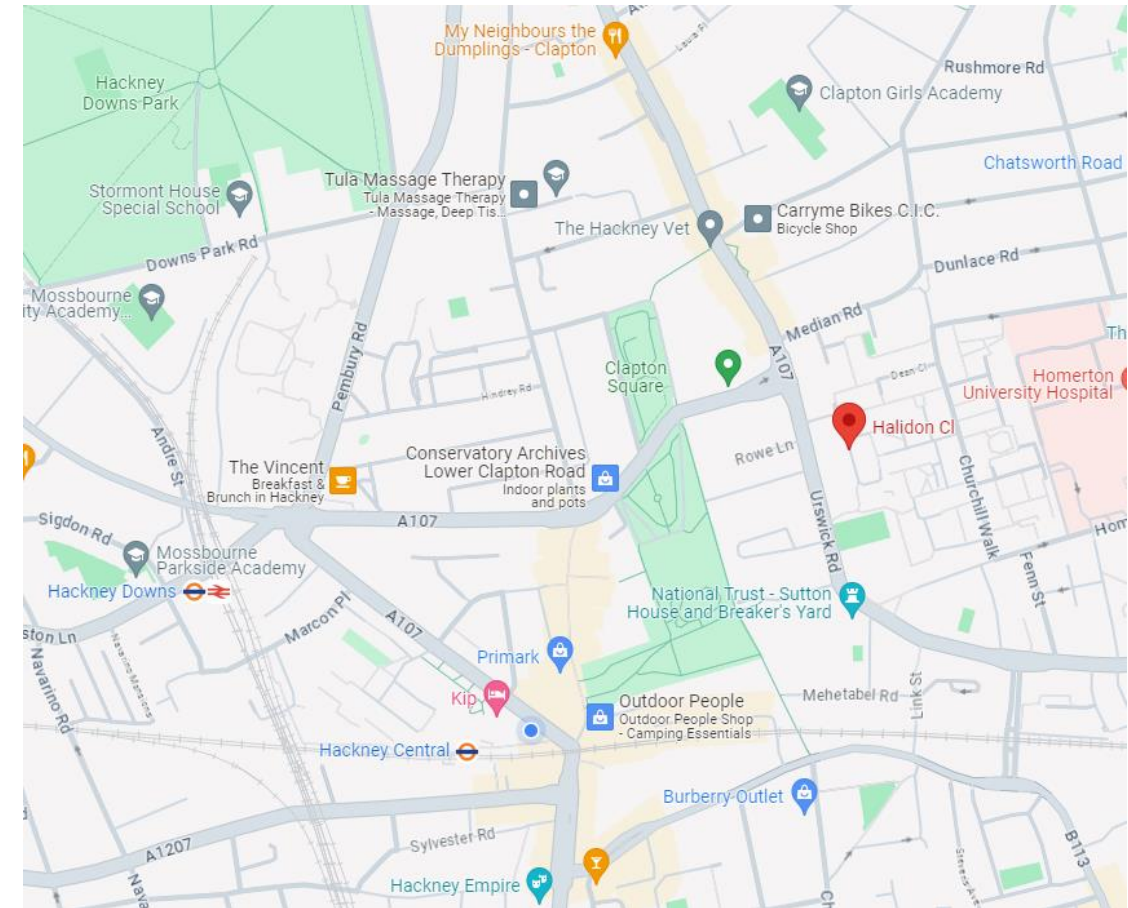
The area is served well through a network of local bus routes and train services. (Hackney Downs Main Line Station into Liverpool Street and Homerton & Hackney Central Stations on the North London Line

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).



44 Lower Clapton Road
London, E5 0RN
020 8985 0106
hackney@castles.london
www.castles.london

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The Property Ombudsman A free, fair and independent service for buyers, sellers, tenants and landlords of property in the UK.
NAEA National Association of Estate Agents LICENSED MEMBER