



**Monteagle Way, E5 8JF**

£450,000

Leasehold

**Castles**



## Monteagle Way, E5 8JF

Castles Hackney are pleased to offer this outstanding modern and bright two double bedroom apartment which has been well maintained by the current owners offering sleek detailing throughout which is situated on the top floor of a secure, purpose-built block on the Stoke Newington and Clapton borders. The apartment comprises a large bright reception room, bespoke kitchen, two double bedrooms, modern family bathroom, storage and with stunning views of the London skyline. The property is ideally located for Stoke Newington Church Street, The High Street and Chatsworth Road's eclectic array of eateries, pubs and coffee bars are all within a short walk as are superb transport links to The City and West End with numerous good bus routes and trains from nearby Rectory Road Station (Overground) further benefitting from the green open spaces of Hackney Downs which is also close by. An early viewing is recommended.

Tenure - Leasehold  
Tenure Arrangement - 171 years  
Service Charge - £1,231 pa  
Ground Rent - peppercorn  
Council Tax - C £1,576.26  
EPC - C 79,79

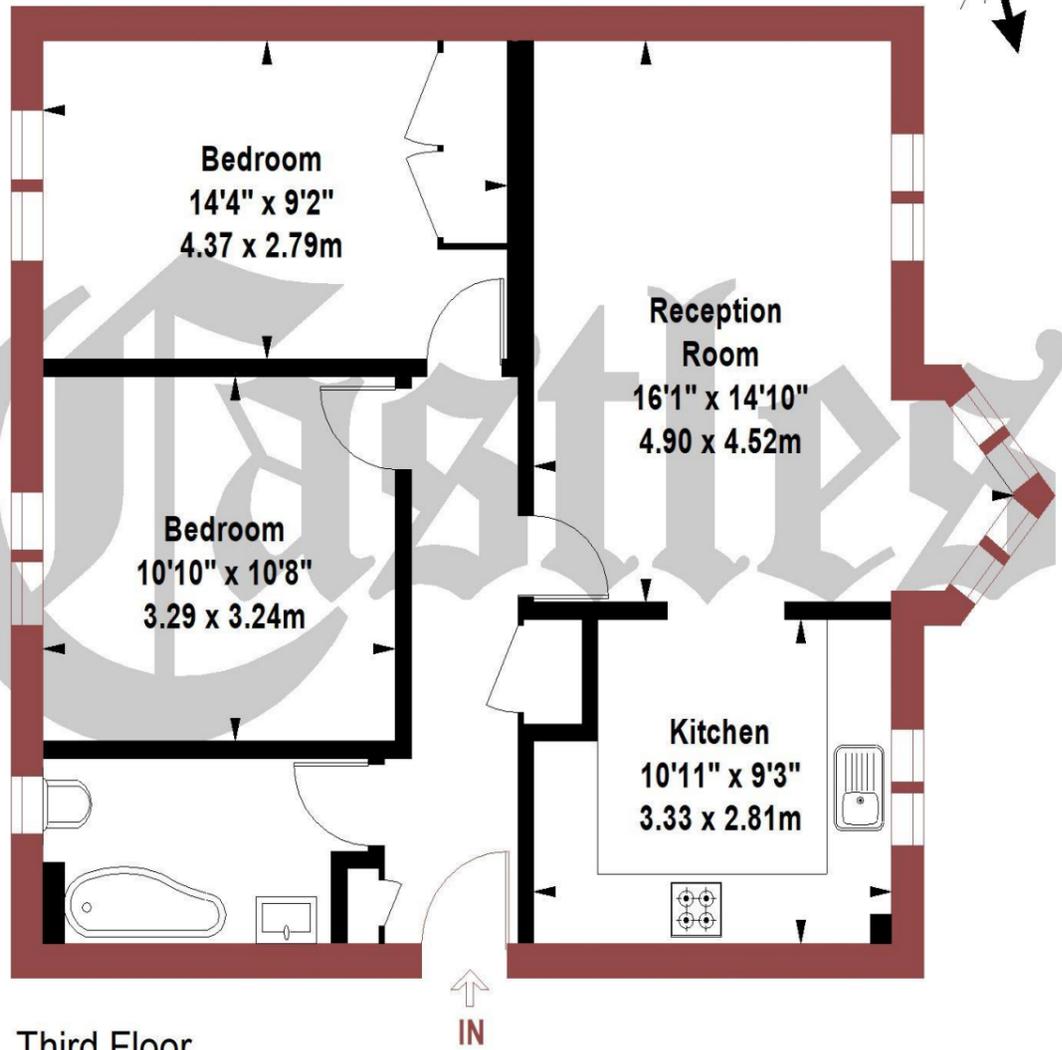
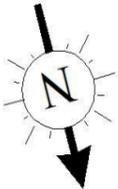
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020 8985 0106  
hackney@castles.london



Approx. Gross Internal Area = 63.36 sq m / 682 sq ft



Third Floor

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

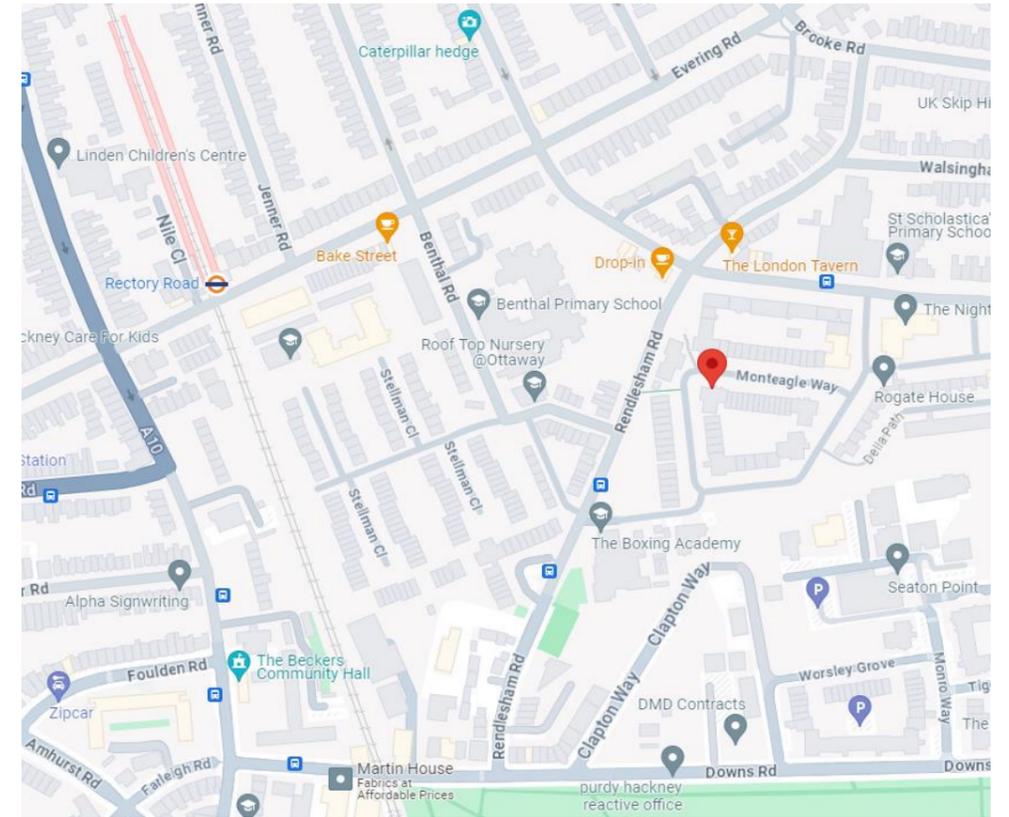
The area is served well through a network of local bus routes and train services. (Hackney Downs Main Line Station into Liverpool Street and Homerton & Hackney Central Stations on the North London Line)

### 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  
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All details including floorplans are for representation purposes only and do not constitute a contract or warranty. Whilst every effort is made to ensure accuracy of descriptions and measurements, no responsibility is taken for errors, omissions and misstatements.