



**Weald Square, Upper Clapton Road, E5 8SR**

£385,000

Leasehold

**Castles**



## Weald Square, Upper Clapton Road, E5 8SR

Castles Hackney are pleased to offer a rare to the market one bedroom apartment boasting stylish design throughout. Arranged on the first floor of this low-rise purpose-built block, with lift, secure off street parking with a free permit and electronic security door access and enjoying a bright tasteful interior. Comprising of a solid beech bespoke fitted kitchen, with double Rangemaster oven and butlers sink; luxury shower suite and plenty of storage. The home has been tastefully decorated and has been well maintained by the current owner. Its prime location in Zone 2 adds to the appeal, being within a short walk of the ever popular Stoke Newington Church Street, renowned for its vibrant atmosphere, boutique shops, and diverse eateries. Local shops including a Tesco Metro, chemist and 24 hour delicatessen are 2 minutes away. Transportation is close by with Clapton Overground Station only 4 minutes walk, connecting you swiftly to the City and beyond via Liverpool Street. For nature enthusiasts, the leafy green spaces of the River Lea and Springfield Park are close by offering a peaceful haven amidst the urban landscape. Don't miss this opportunity to make this charming property your new home. Experience the best of city living and tranquil retreats, all in one exquisite package.

*Tenure - Leasehold  
Tenure Arrangement - 103 Years Approx.  
Service Charge - £102.60 pm  
Ground Rent - Included in service charge  
Council Tax - B £1,460.17  
EPC - C 78, 82*

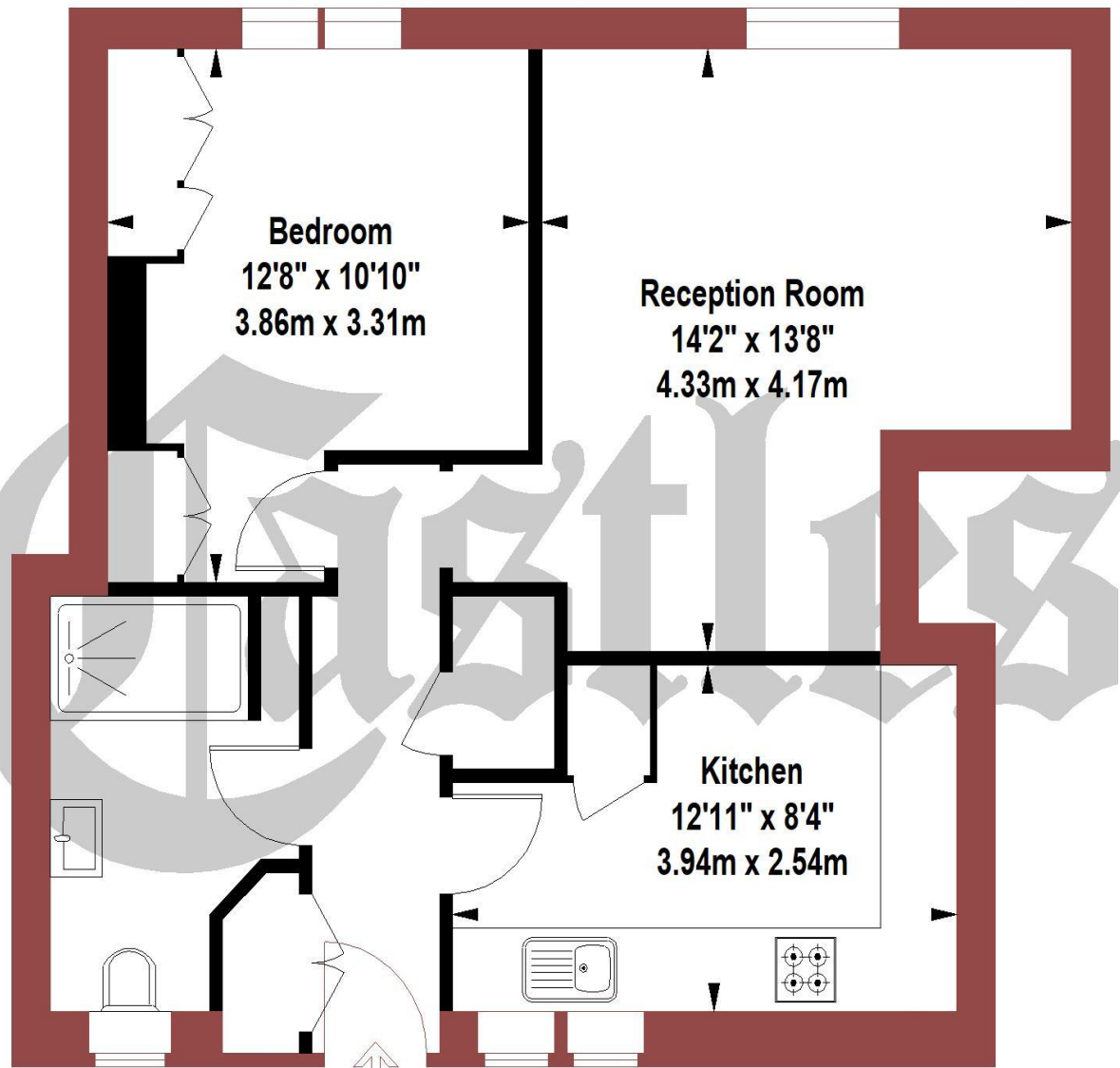
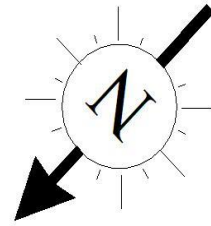
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020 8985 0106  
hackney@castles.london



Approx. Gross Internal Area = 49.52 sq m / 533 sq ft



First 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

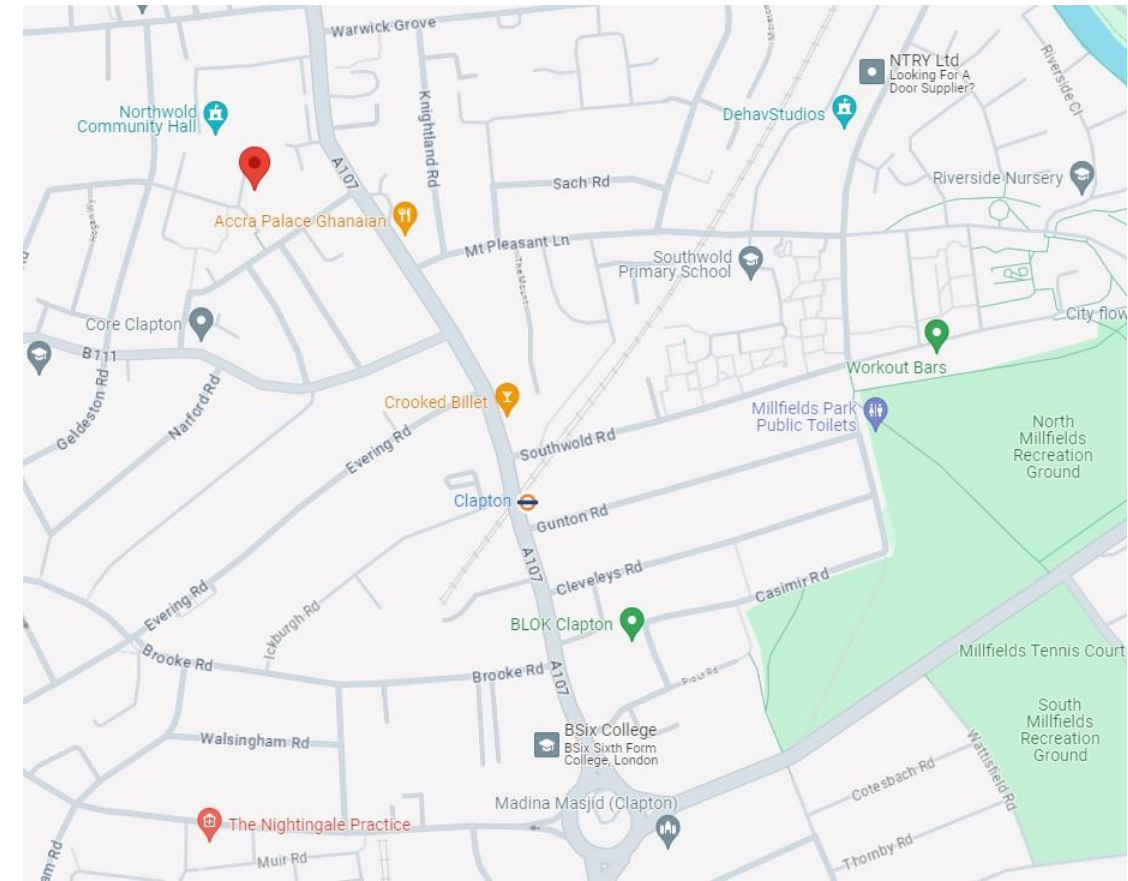
The area is served well through a network of local bus routes and train services. (Hackney Downs Main Line Station into Liverpool Street and Homerton & Hackney Central Stations on the North London Line)

### 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).



# Castles

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