



Kenninghall Road, E5 8BY

Guide Price £350,000 - £375,000

Leasehold

Castles



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Presenting a beautiful bright and spacious one bedroom apartment on the first floor of a sleek contemporary development in Clapton, Hackney's lively heart with renowned green spaces and a whole host of bars and restaurants. Design & Decor is unique and characterful, with a wealth of bespoke, individual features scattered throughout. A clear highlight would be the welcoming lounge, flooded with natural light from the triple window set in the angled alcove window; a perfect entertaining area. Underfoot, white concrete floors flow seamlessly into similarly immaculate walls and ceilings, spreading the light about and making for a wonderfully serene space. Your kitchen's laid semi-open to the lounge, and just as appealing with bespoke units, chrome fittings and pure white countertops. Elsewhere, your bedroom's a substantial double with a handy integrated wardrobe. There's more of that in the hall, while finally the designer-industrial aesthetic continues in the bathroom, where flawless white tiling runs from floor to ceiling, hardwearing blue vinyl lies underfoot and you have an oversized rainfall shower. Outside you have all of Hackney's famous delights on your doorstep. Clapton and Rectory Road Station are both less than a half mile on foot and will take you directly to Liverpool Street. Historic Hackney Downs Park is a short walk away, home to courts and pitches and perfect for morning jogs. Clapton's well-known wealth of bars and restaurants are spread out around you, including the legendary Clapton Hart and its glorious beer garden. Being offered on a chain free basis.

Tenure - Leasehold
Tenure Arrangement - 108 years
Service Charge: £1568.00 pa
Ground Rent - £200.00 pa
Council Tax - C
EPC - C 80,82

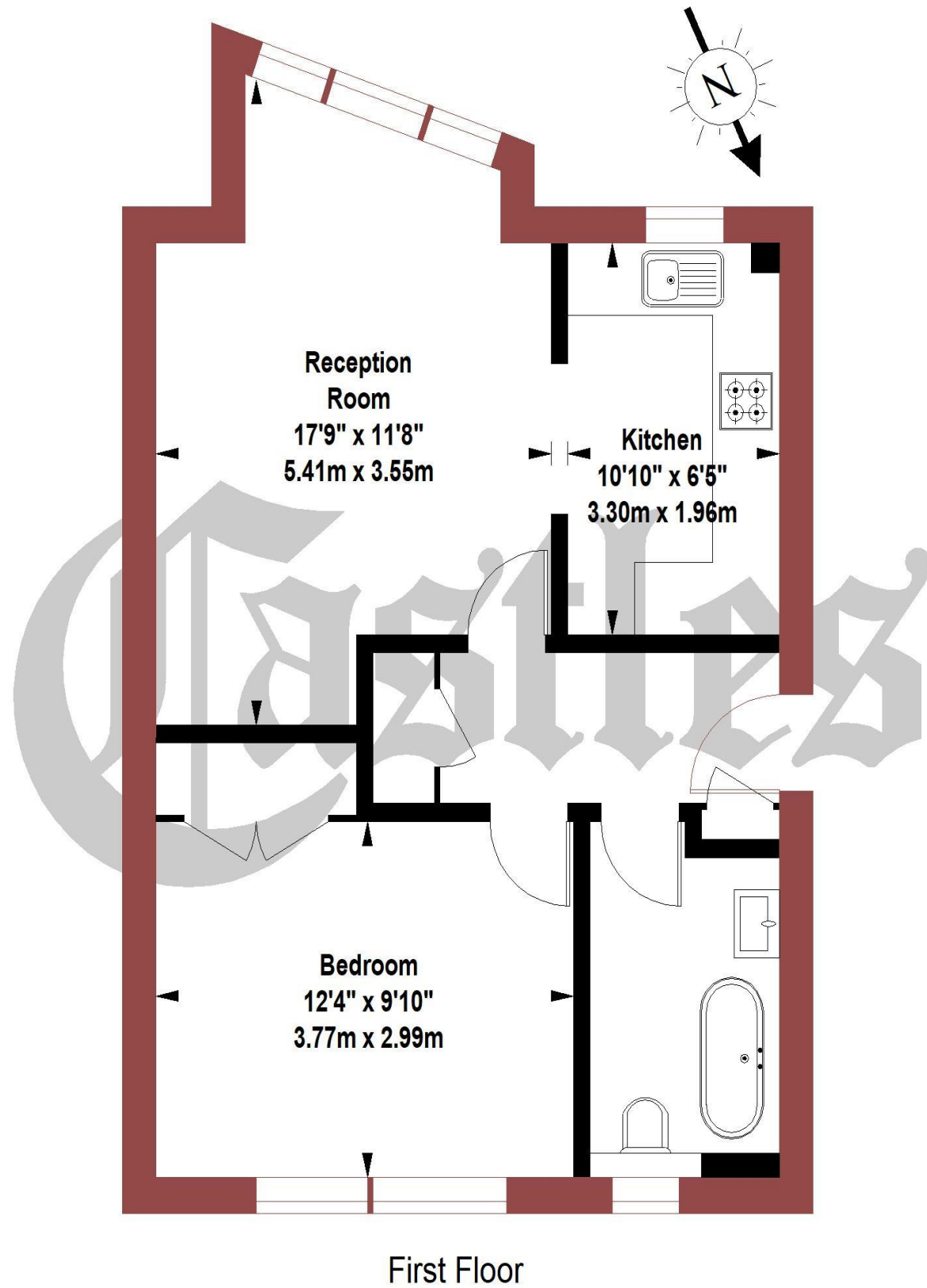
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020 8985 0106
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Approx. Gross Internal Area = 45.64 sq m / 491 sq ft



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

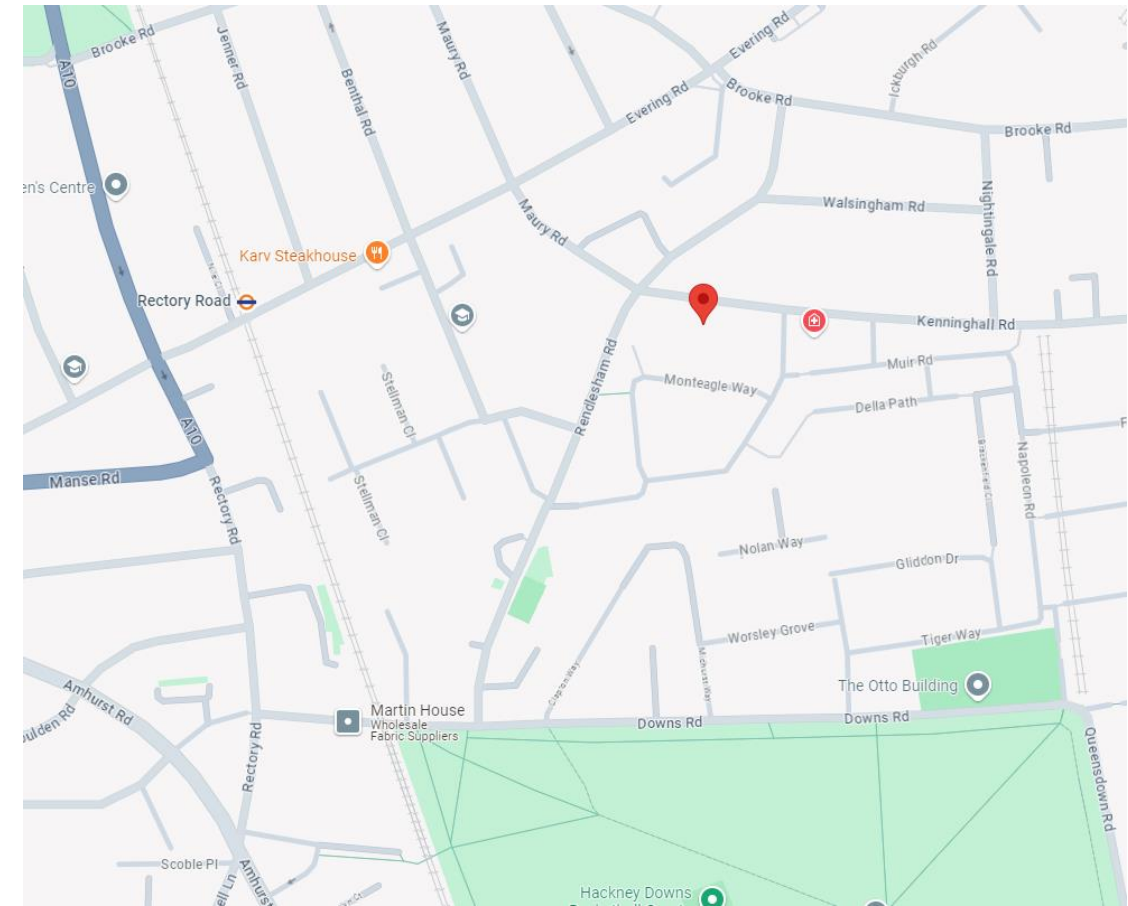
The area is served well through a network of local bus routes and train services. (Hackney Downs Main Line Station into Liverpool Street and Homerton & Hackney Central Stations on the North London Line)

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).



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Logos for various real estate services and organizations:

- rightmove find your happy
- Zoopla Smarter property search
- PrimeLocation Find the home you deserve
- OnTheMarket.com
- 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