



**Mill Court, Essex Wharf, E5 9RZ**

£550,000

Leasehold

**Castles**



## Mill Court, Essex Wharf, E5 9RZ

Castles Hackney are pleased to offer this stunning two-bedroom purpose-built apartment located in the vibrant neighbourhood near Chatsworth Road and Hackney Millfields Park. This beautifully presented property offers a modern and stylish living experience. The open-plan layout seamlessly connects the spacious lounge, dining area, and kitchen, creating a bright and inviting atmosphere. Natural light fills the space, accentuating the contemporary design elements throughout. The apartment boasts a large family bathroom and an additional ensuite shower room, ensuring convenience and privacy for residents. Step out onto the private south-westerly balcony and indulge in picturesque views of Millfields Park, offering a serene retreat for relaxation or entertaining guests. Practicality is at the forefront with a dedicated parking space, private entry system, and lift access, providing convenience. Clapton Overground Station is a short walk away, connecting you seamlessly to the heart of the City and beyond. Immerse yourself in the vibrant surroundings of Chatsworth Road, known for its eclectic bars, restaurants, and local shops, all within easy reach. Hackney Downs Park offers a verdant escape for nature enthusiasts, just a stone's throw away. This exceptional property combines style, comfort, and a prime location, making it an ideal choice for those seeking a contemporary urban lifestyle. Being offered on a chain free basis.

*Tenure - Leasehold*  
*Tenure Arrangement - 125 years*  
*Service Charge: £302.48 pm*  
*Ground Rent - £350pa*  
*Council Tax - D*  
*EPC - B 84,84*

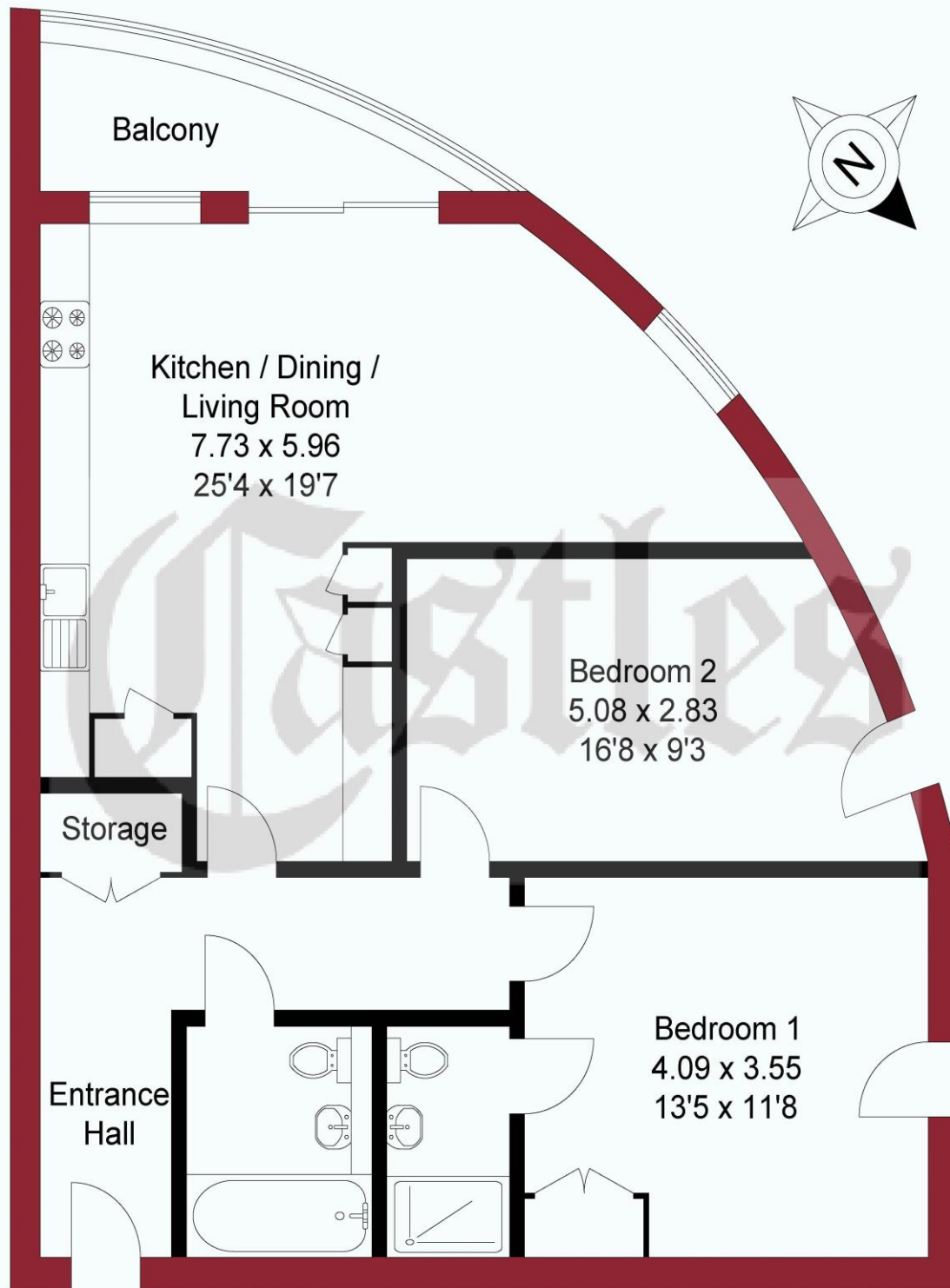
**£550,000 Leasehold**

# Castles

020 8985 0106  
hackney@castles.london



**APPROXIMATE GROSS INTERNAL AREA**  
77.86 sqm / 838.07 sqft



**FIRST FLOOR**

THIS PLAN IS FOR ILLUSTRATION ONLY AND MAY NOT BE REPRESENTATIVE 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**

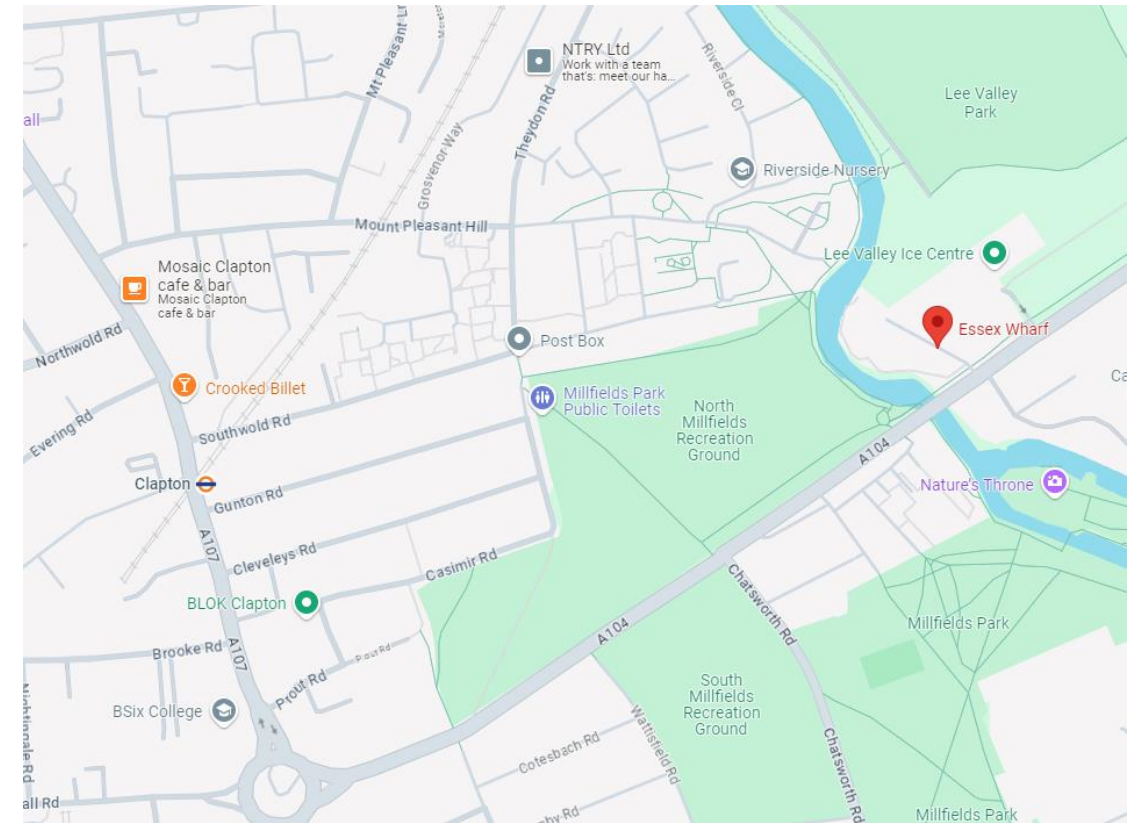
The area is served well through a network of local bus routes and train services. (Hackney Downs Main Line Station into Liverpool Street and Homerton & Hackney Central Stations on the North London Line)

**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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