



Fenland House, Harry Zeital Way, E5 9RP

£275,000

Leasehold

Castles



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Welcome to this contemporary retreat, offering both style and comfort, designed to provide a seamless urban living experience. With a private entry system and lift access to the first floor, this beautifully presented apartment offers an elevated sense of privacy and convenience. As you step inside, you'll find a well-designed layout that effortlessly caters to modern living. The open-plan living area is filled with natural light, creating an inviting atmosphere for both relaxation and entertainment. The kitchen, equipped with high-quality appliances and ample counter space, serves as a culinary haven for aspiring chefs. The property features one spacious double bedroom, a perfect retreat for rest and relaxation. A family bathroom ensures additional convenience for both residents and guests. Completing the appeal of the apartment is its private balcony, offering a tranquil outdoor space to unwind. Thoughtfully designed storage throughout the apartment keeps everything organized, while the excellent condition of the property promises a hassle-free move-in experience. Located near the scenic Millfields Park and Hackney Marshes, the apartment provides easy access to outdoor activities, while Clapton Overground Station, just moments away, connects you effortlessly to the City. This chain-free opportunity presents the perfect chance to own your dream home and experience the best of urban living in a prime location.

Tenure - Leasehold
Tenure Arrangement - 108 Yrs
Service Charge: £3,284.22
(£1,398.50 top up)
Ground Rent - £150.00m pa
Council Tax - C

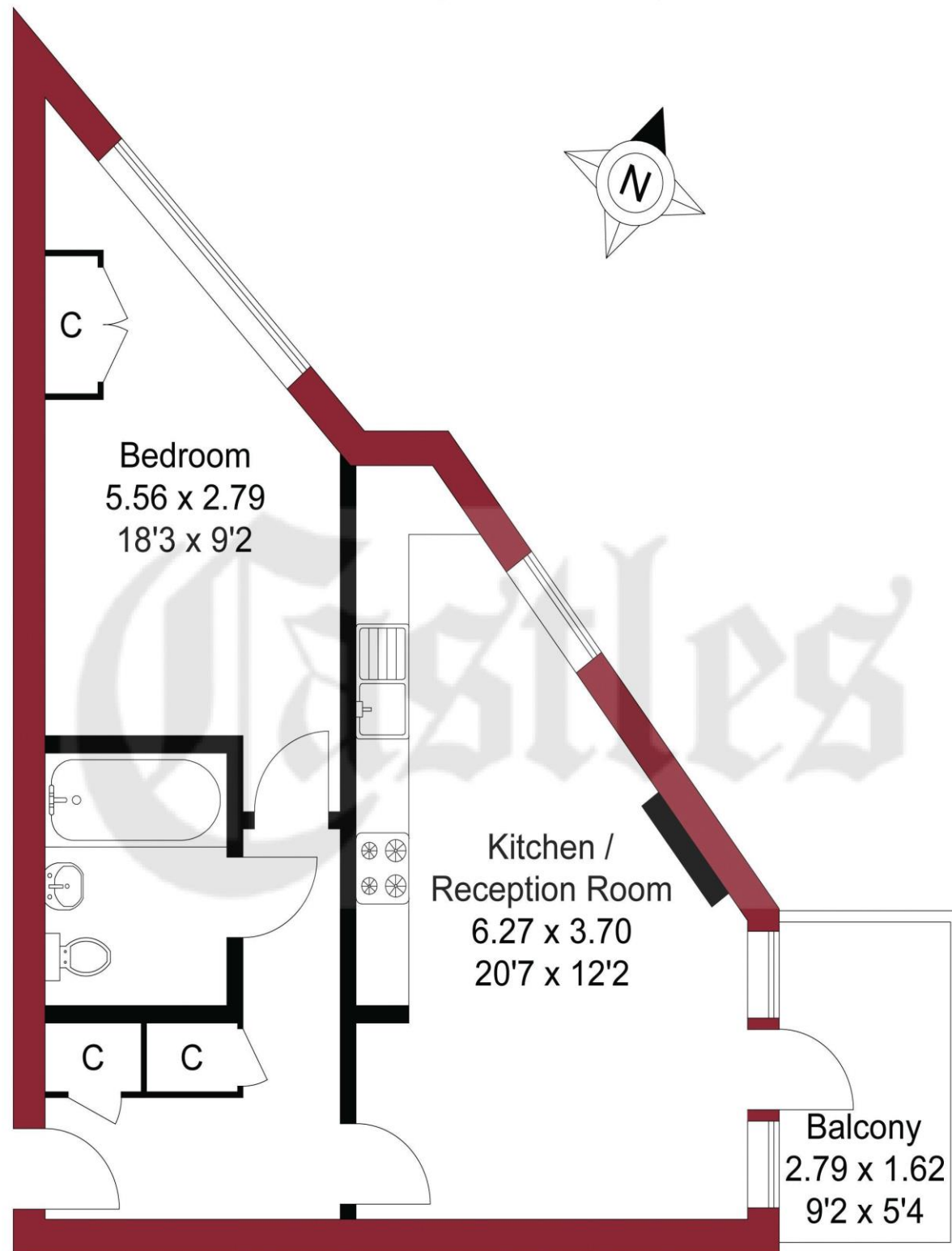
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020 8985 0106
hackney@castles.london



APPROXIMATE GROSS INTERNAL AREA
42.81 sqm / 466.61 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

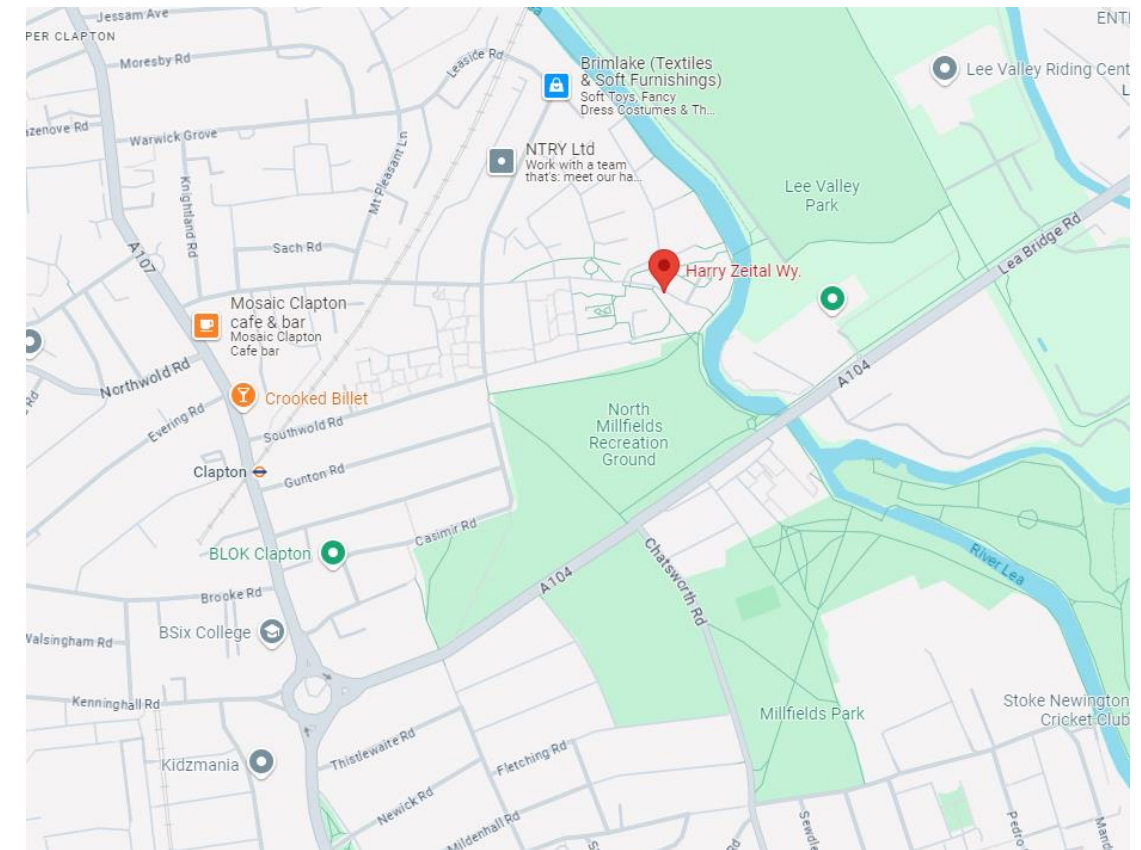
The area is served well through a network of local bus routes and train services. (Hackney Downs Main Line Station into Liverpool Street and Homerton & Hackney Central Stations on the North London Line)

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).



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- 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