



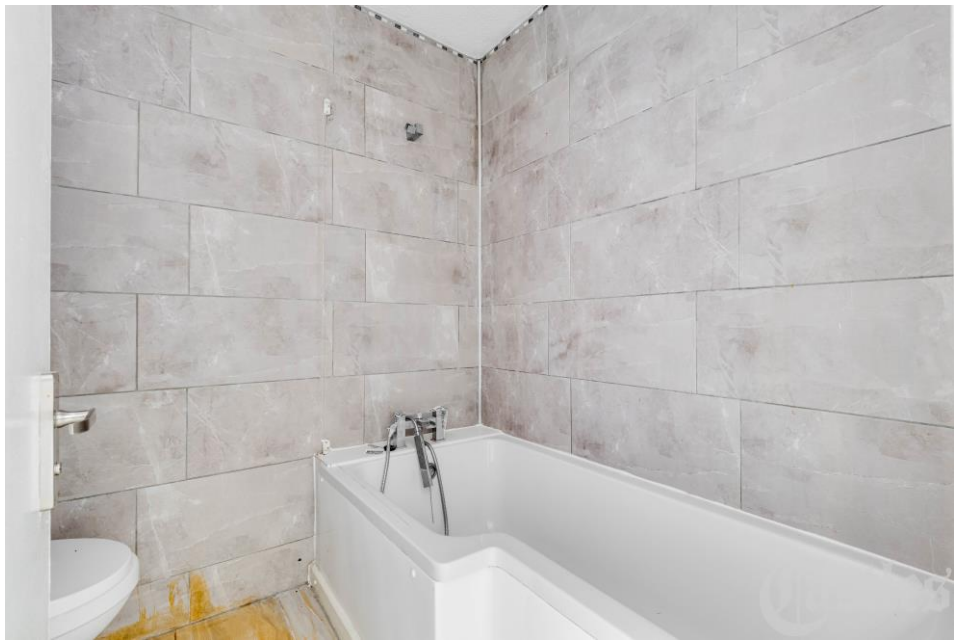
**Landmark Heights, Daubeney Road, E5 0EN**

£215,000

Leasehold

Castles

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## Landmark Heights, Daubeney Road, E5 0EN

Bright and Airy 8th-Floor One-Bedroom Apartment with Stunning City Views - Cash Buyers Only This charming one-bedroom apartment is located on the 8th floor of a well-maintained, purpose-built block and offers a bright and airy living space with breath-taking west-facing views over the City of London. The spacious interior is bathed in natural light, providing a serene retreat from the hustle and bustle of city life. Step out onto your private balcony to relax and enjoy stunning sunsets and panoramic cityscapes. The development boasts several amenities, including a 24-hour concierge service, a private gymnasium, and an on-site launderette, ensuring convenience and comfort at your doorstep. Ideally located near the expansive Hackney Marshes and the vibrant Chatsworth Road, this apartment is surrounded by an eclectic mix of cafes, bars, shops, and the popular Sunday market. With excellent transport options, including a diverse range of bus routes and easy access to Homerton station, commuting is a breeze. Please note, this property is available to cash buyers only. Don't miss the opportunity to secure a bright and comfortable living space with unparalleled views in a prime London location.

Tenure - Leasehold  
Tenure Arrangement - 101 years  
Service Charge - £  
Ground Rent - £150.00 pa (rising to £2,400)  
Council Tax - B  
EPC - C 69,72  
Services- Un-tested

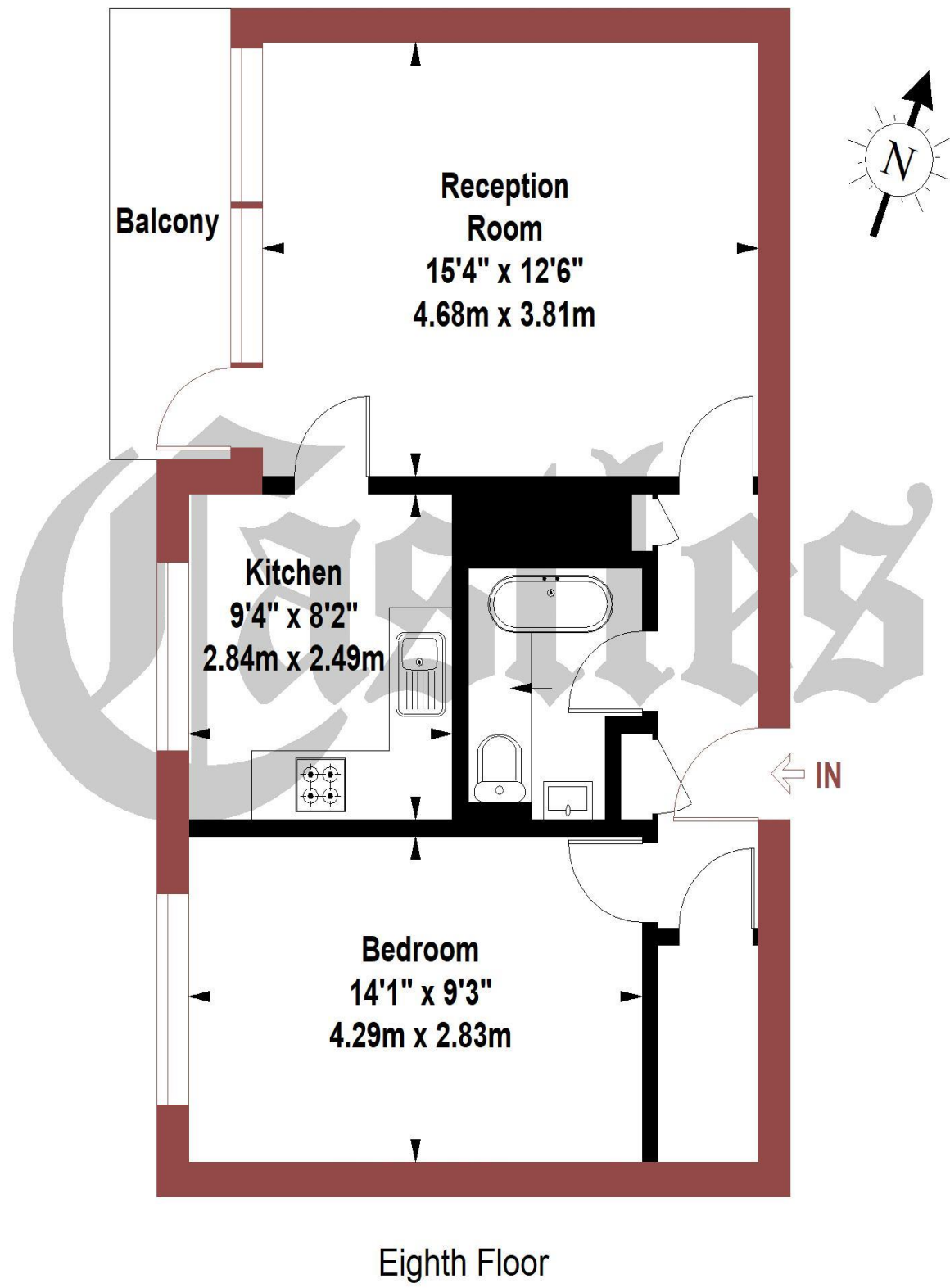
**£215,000** Leasehold

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020 8985 0106  
hackney@castles.london



Approx. Gross Internal Area = 50.17 sq m / 540 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

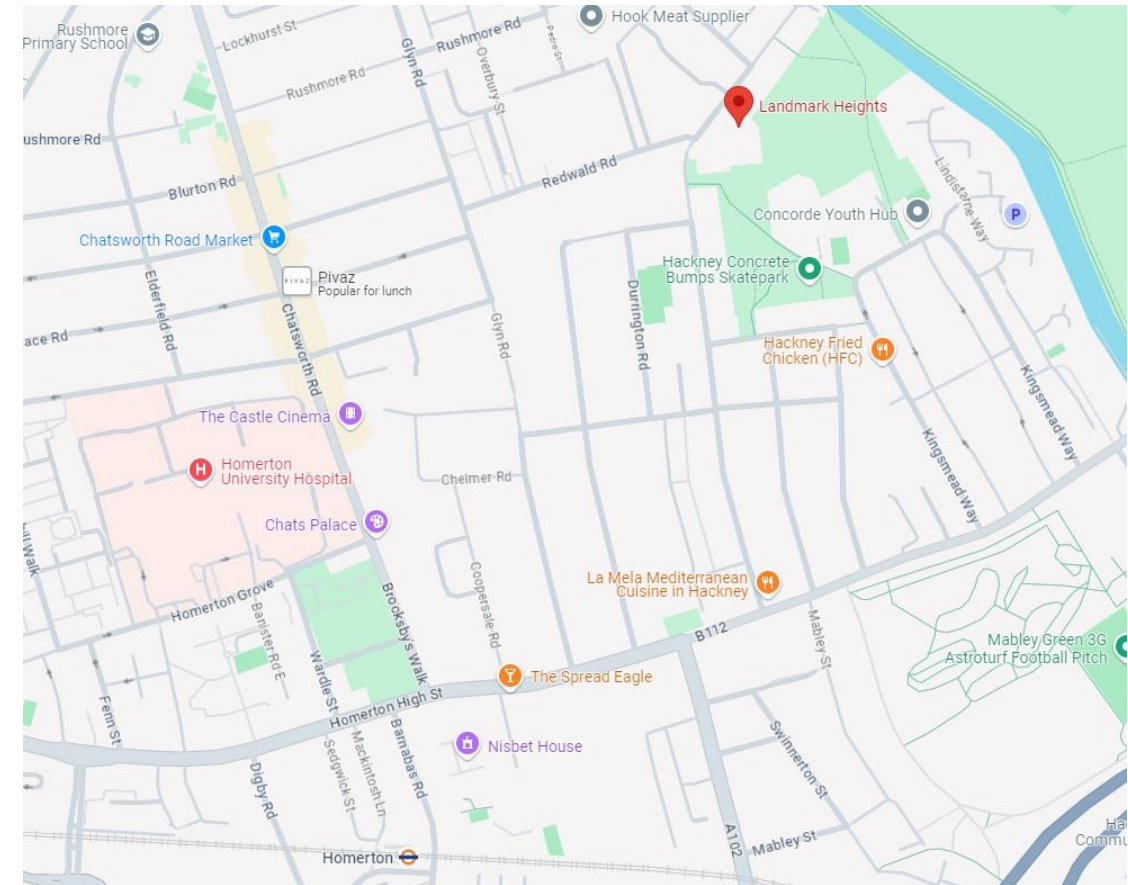
The area is served well through a network of local bus routes and train services. (Hackney Downs Main Line Station into Liverpool Street and Homerton & Hackney Central Stations on the North London Line)

### 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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