



**Woolridge Way, Loddiges Road E9 6PR**

£400,000

Leasehold

**Castles**







## Woolridge Way, Loddiges Road E5 6PR

Castles Hackney is pleased to present this spacious two-bedroom home, ideally located near Well Street and just a short distance from London Fields Park and station. The popular Broadway Market is also within easy reach, offering a vibrant mix of shops, cafes, and dining options.

The property features a generously sized lounge that opens onto a south-facing balcony, providing an abundance of natural light and a pleasant outdoor space. The kitchen is equipped with fitted units, space for a gas cooker, and a serving hatch that connects to the lounge and dining area.

The home occupies over 700 sq ft of living space on the second floor, which is accessible via a lift. It includes two double bedrooms, a bathroom, and a separate WC for added practicality.

Transport links are excellent, with London Fields station a short walk away and numerous bus routes easily accessible from Mare Street and Well Street. This well-located property offers comfort and convenience in one of Hackney's most sought-after areas.

*Tenure – Leasehold*  
*Tenure Arrangement – 93 years*  
*Service Charge - £185.73 Per Month*  
*Ground Rent - £9.00 PA*  
*Council Tax - B*  
*EPC - C 71,80*

**£400,000 Leasehold**

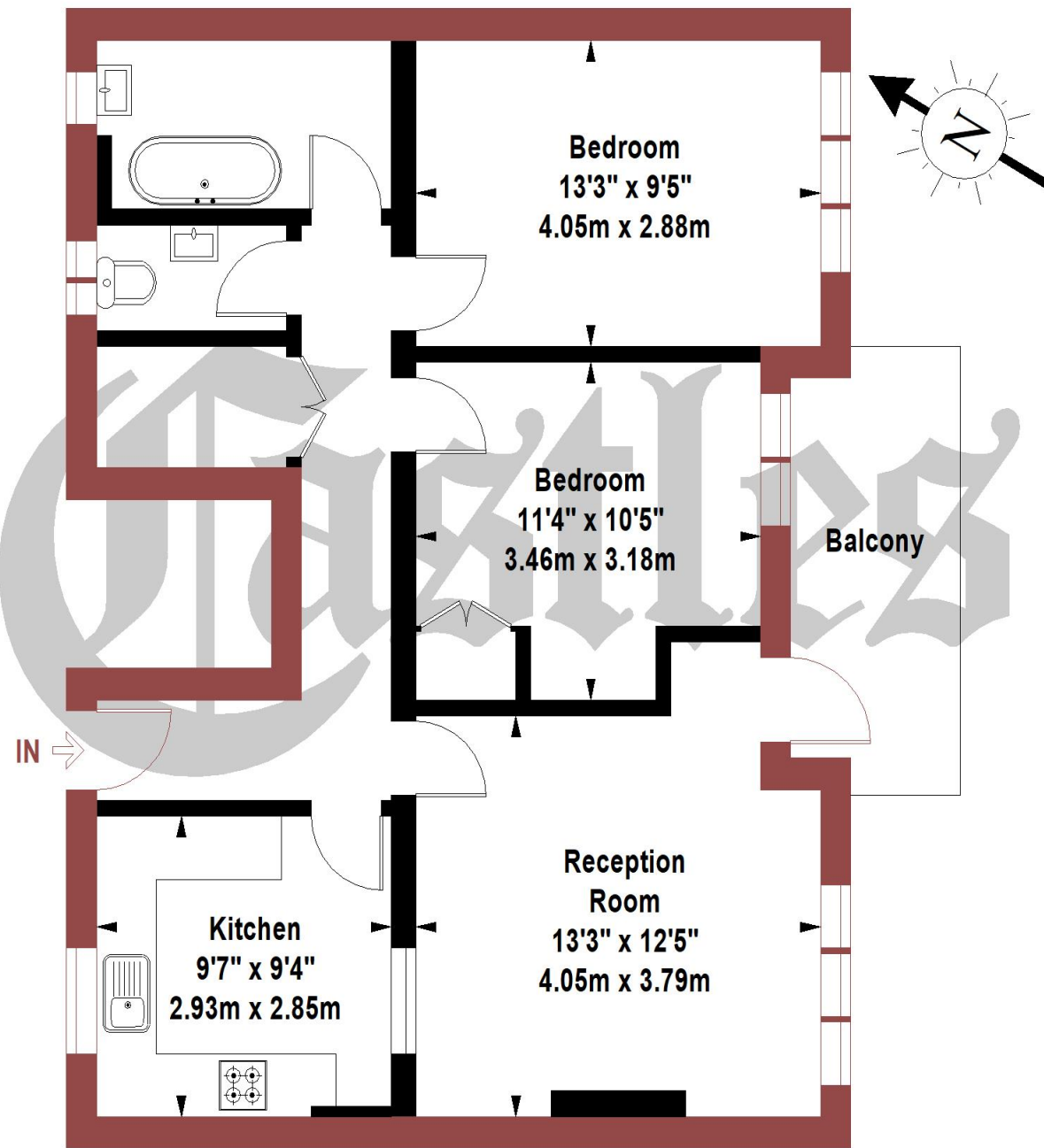
# Castles

020 8985 0106  
hackney@castles.london





Approx. Gross Internal Area = 66.89 sq m / 720 sq ft



Second 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

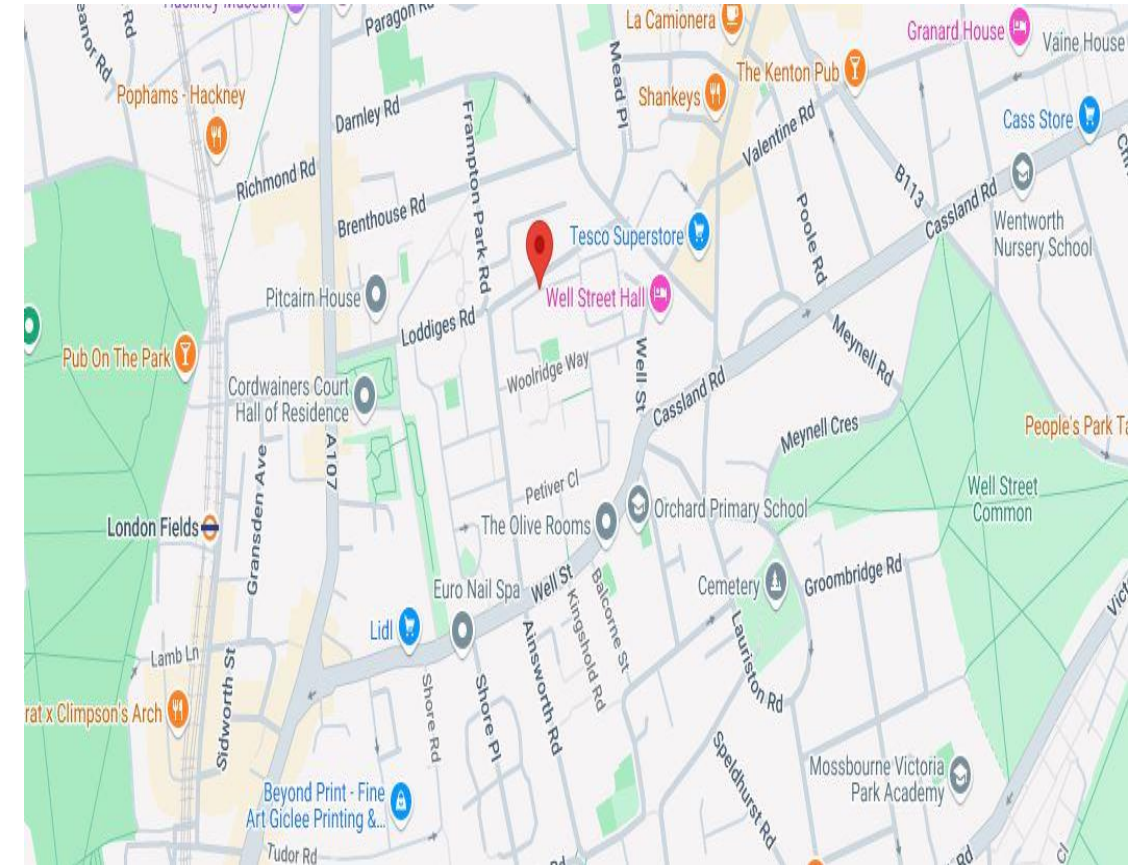
The area is served well through a network of local bus routes and train services. (Hackney Downs Main Line Station into Liverpool Street and Homerton & Hackney Central Stations on the North London Line)

### 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).



44 Lower Clapton Road  
 London, E5 0RN  
 020 8985 0106  
 hackney@castles.london  
 www.castles.london

All details including floorplans are for representation purposes only and do not constitute a contract or warranty. Whilst every effort is made to ensure accuracy of descriptions and measurements, no responsibility is taken for errors, omissions and misstatements.

