



**Clarence Place, E5 8HY**

£240,000

Leasehold

**Castles**



## Clarence Place, E5 8HY

Castles are happy to present this charming ground-floor studio apartment, offering a modern, open-plan living space in. With its own private entrance, the property boasts a well-maintained interior with built-in storage and a separate bathroom. Clean and bright throughout, it's perfect for first-time buyers looking for a low-maintenance home. The property is sold with a 99-year lease. Located in the vibrant area of Hackney, this studio is within walking distance of some of the borough's most popular spots. Clapton Square, Hackney Downs Park, and Mare Street are all nearby, offering an abundance of green spaces, shops, cafes, and restaurants. The transport links are excellent, with Hackney Central and Hackney Downs stations just a short walk away, providing quick access to central London. Lower Clapton Road is also close by, making this property ideally situated for those who want both urban convenience and the tranquillity of nearby parks. Don't miss out on this fantastic opportunity!

£240,000 Leasehold

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020 8985 0106  
hackney@castles.london

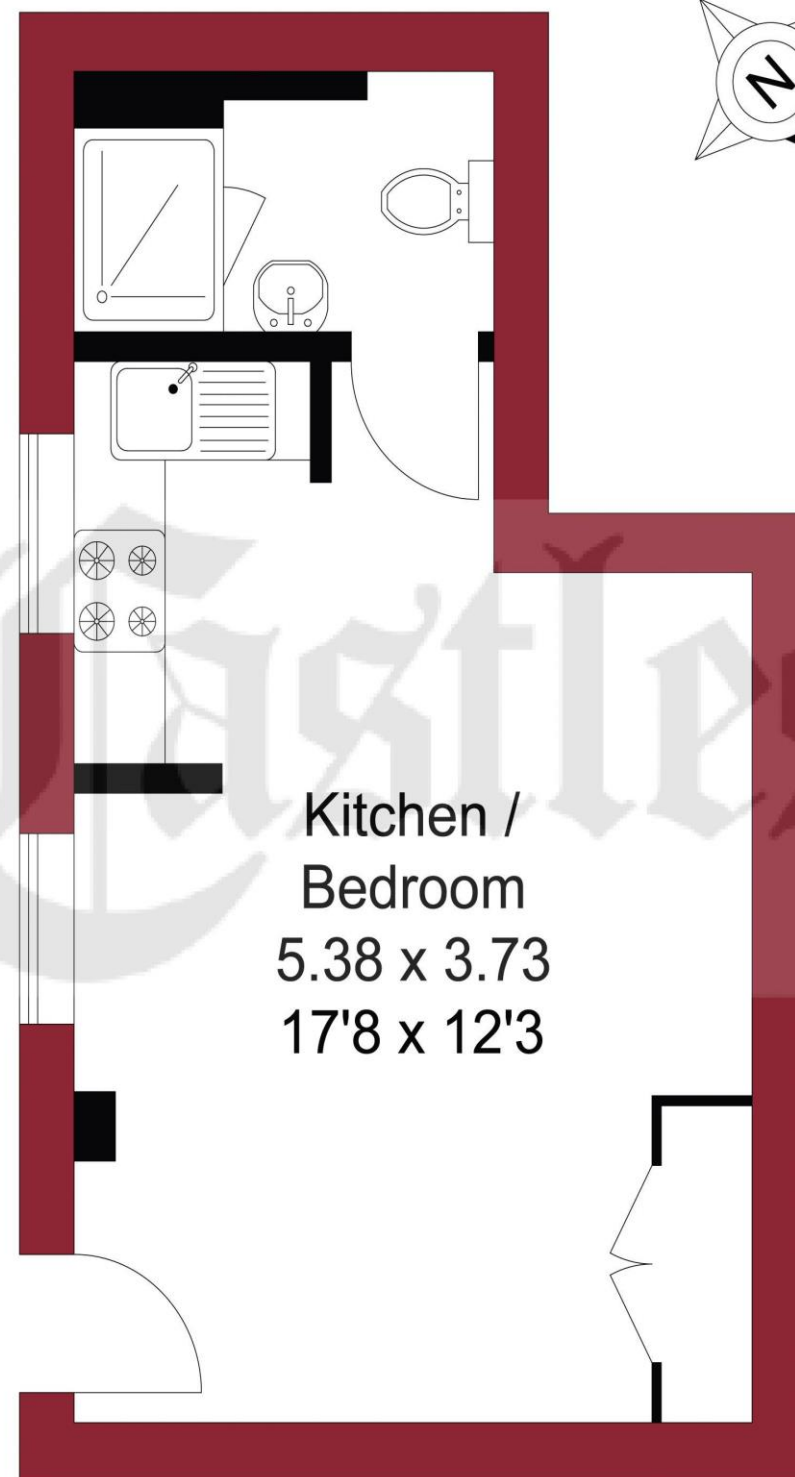








APPROXIMATE GROSS INTERNAL AREA  
21.94 sqm / 236.16 sqft



Kitchen /  
Bedroom  
5.38 x 3.73  
17'8 x 12'3

GROUND FLOOR

THIS PLAN IS FOR ILLUSTRATION ONLY AND MAY NOT BE  
REPRESENTATIVE OF THE PROPERTY

## An overview of the area

### Lower Clapton

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

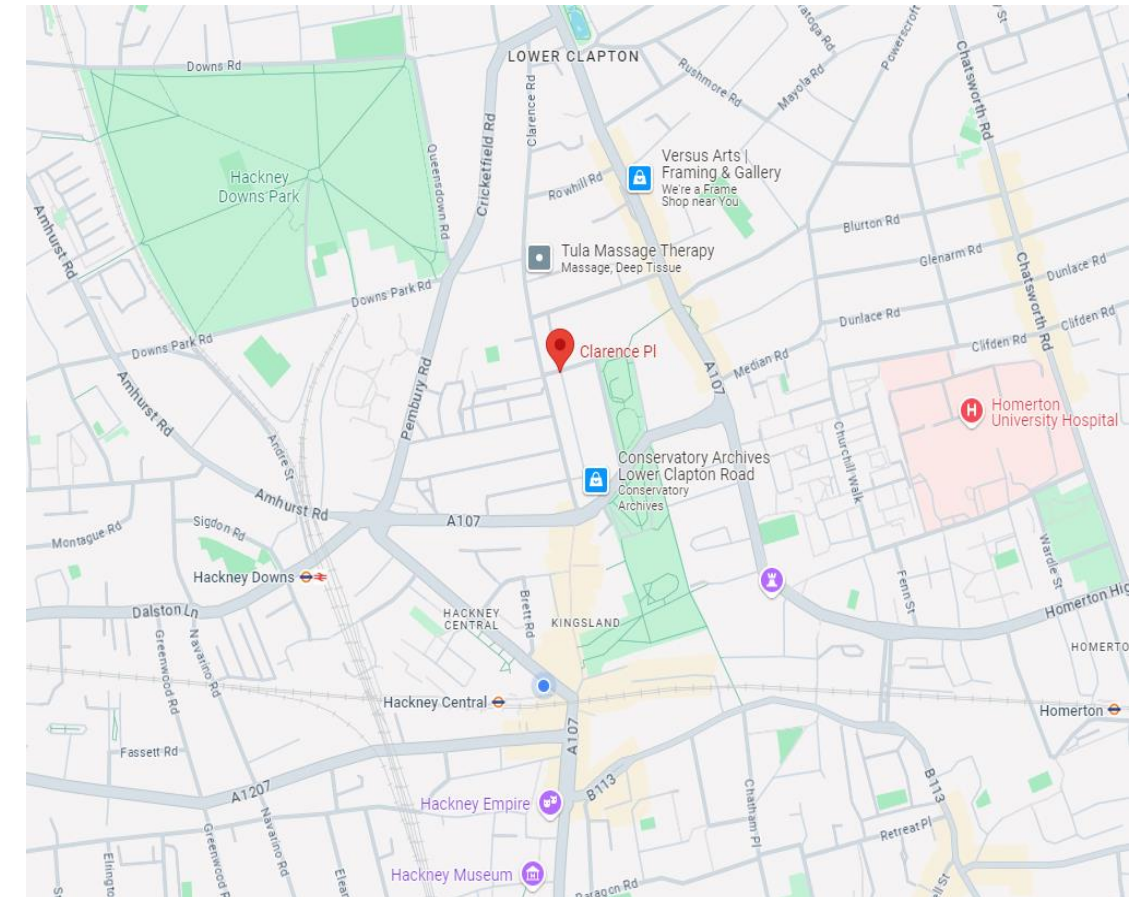
The area is served well through a network of local bus routes and train services. (Hackney Downs Main Line Station into Liverpool Street and Homerton & Hackney Central Stations on the North London Line

### 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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