



**Goulton Road, E5 8HA**

£450,000

Leasehold

**Castles**



## Goulton Road, E5 8HA

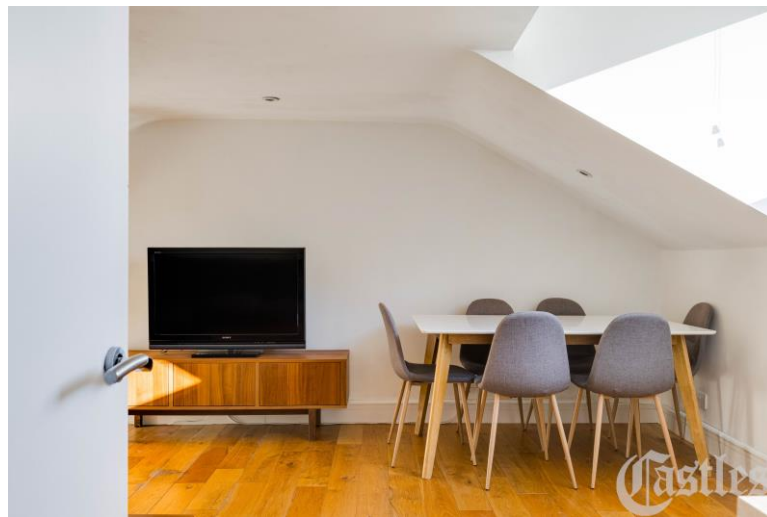
Castles Hackney are pleased to offer this exceptional one-bedroom apartment, ideally situated across the entire top floor of a beautifully converted, end of terrace, period house. Offering 512 sq ft of thoughtfully designed space, this property is presented in excellent condition, with the convenience of a separate kitchen and a spacious living / dining area, perfect for entertaining. The contemporary bedroom offers ample storage, with a built-in wardrobe and draws and adjoins to a modern, en-suite bathroom. With a long lease of 117 years, this property represents an outstanding opportunity for both first-time buyers and investors alike. Nestled in the highly desirable area of Hackney, this apartment benefits from its close proximity to Hackney Central and Hackney Downs stations, offering seamless connections into the City and beyond. Explore the vibrant surroundings with Mare Street just a short stroll away, home to a wide variety of shopping amenities, bars, and restaurants. Enjoy outdoor leisure at nearby Downs Park or experience the cultural highlights of the Hackney Empire and Hackney Picturehouse. With its dynamic local scene and excellent transport options, this property perfectly combines urban convenience with local charm. Being offered on a chain free basis.

*Tenure - Leasehold*  
*Tenure Arrangement - 117 yrs*  
*Service Charge: £1,723 pa*  
*Ground Rent - £250pa*  
*Council Tax - C*  
*EPC - C 72,72*

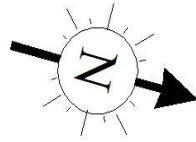
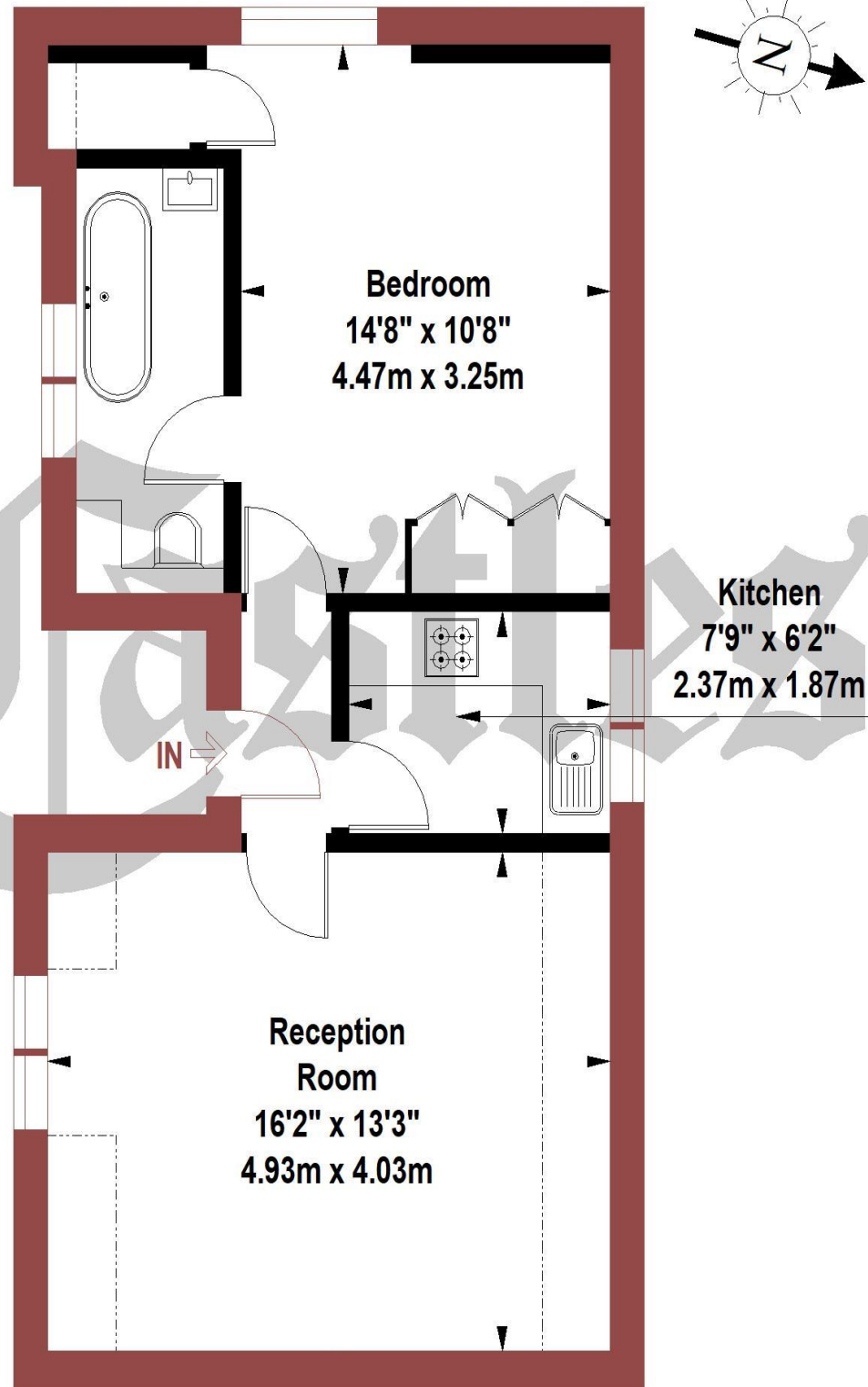
**£450,000**      **Leasehold**

# Castles

**020 8985 0106**  
**hackney@castles.london**



Approx. Gross Internal Area = 47.56 sq m / 512 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

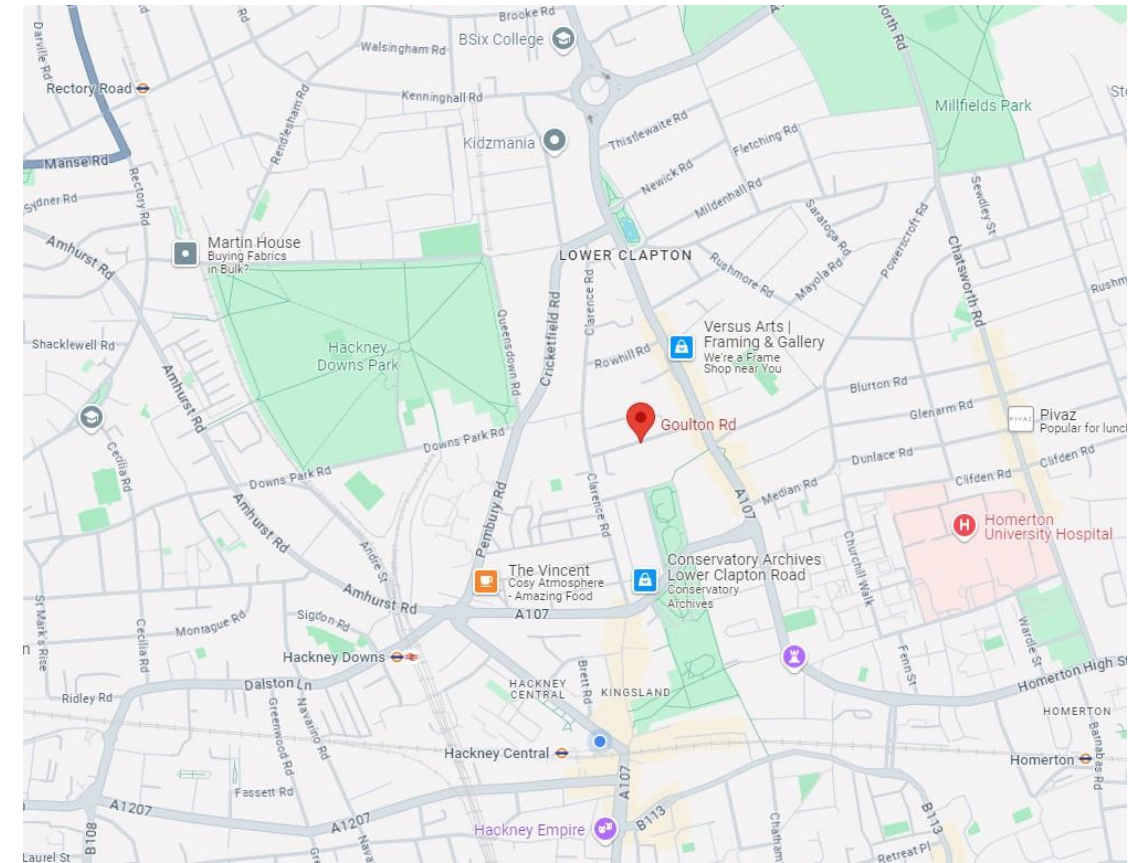
The area is served well through a network of local bus routes and train services. (Hackney Downs Main Line Station into Liverpool Street and Homerton & Hackney Central Stations on the North London Line)

### 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  
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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.



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