



**Powell Road, E5 8DJ**

£350,000

Leasehold

**Castles**



## Powell Road, E5 8DJ

Castles Hackney are pleased to present on the sought-after Powell Road, this delightful one-bedroom top-floor flat with a perfect blend of comfort and character. Situated within a beautifully converted Victorian property, the home boasts tall ceilings that enhance the sense of space, while its cosy and inviting interior creates the perfect retreat from the bustling city. The flat is presented in good condition, offering a move-in ready opportunity for first-time buyers, professionals, or investors alike. Its excellent location is a standout feature, with the greenery of Downs Park and the vibrant atmosphere of Clapton Pond just a short stroll away. For those commuting, Clapton Station and Hackney Downs Station are within walking distance, providing swift access to Liverpool Street and beyond. Additionally, bus routes into the City and West End are conveniently located nearby, making this property ideal for those seeking a balance of city living and tranquil surroundings. Enjoy the vibrant local lifestyle with a selection of trendy cafes, restaurants, and independent shops all within close proximity, creating a true sense of community. Offered on a chain-free basis, this is a fantastic opportunity to own a charming home in one of Hackney's most desirable areas. Don't miss the chance to view this unique property – schedule your visit today!

*Tenure - Leasehold  
Tenure Arrangement - 100 years  
Service Charge: £290 pa  
Ground Rent - £400 pa  
Council Tax - B  
EPC - D 56,65*

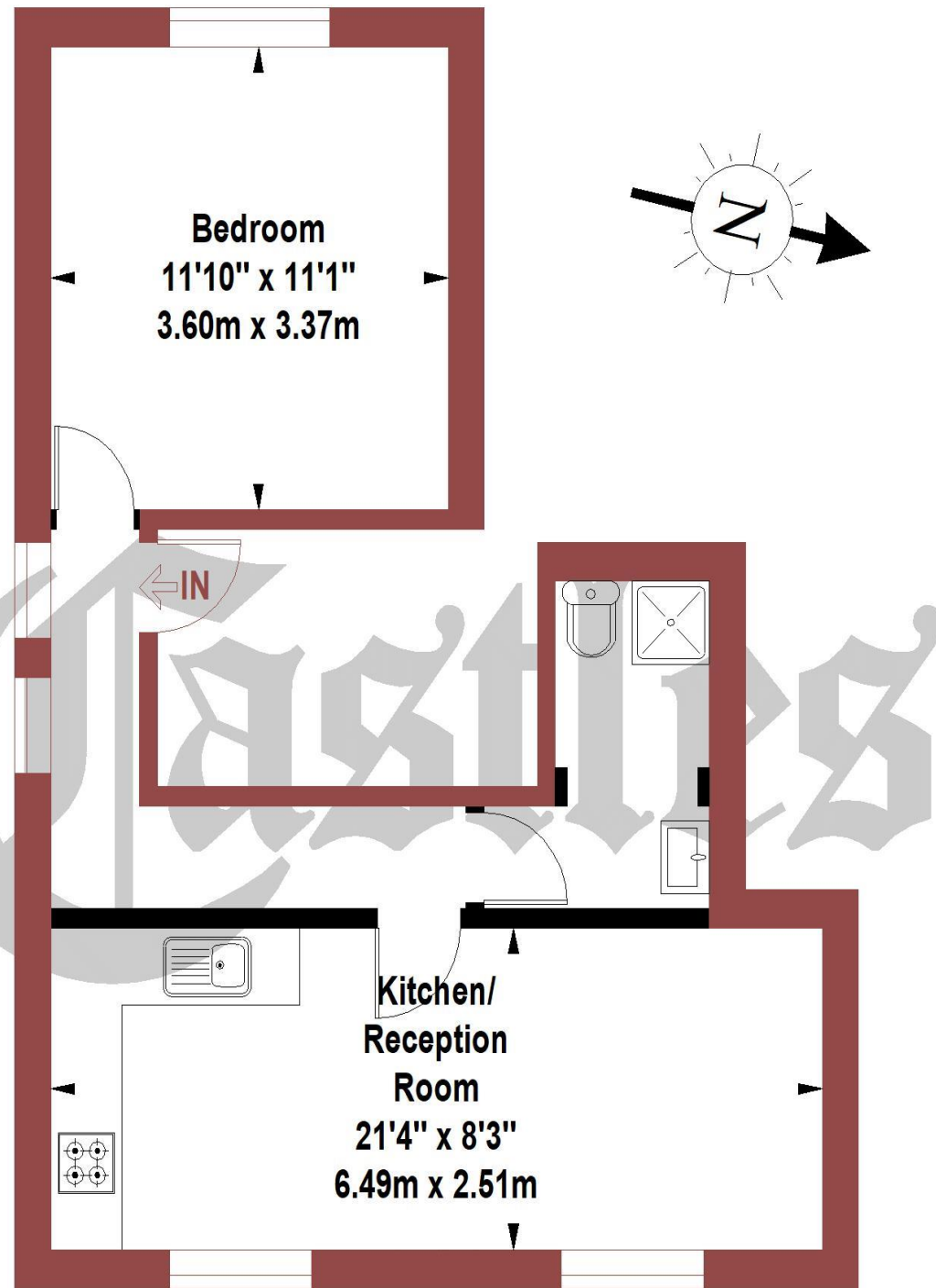
**£350,000 Leasehold**

# Castles

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



Approx. Gross Internal Area = 37.62 sq m / 405 sq ft



First Floor

### 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

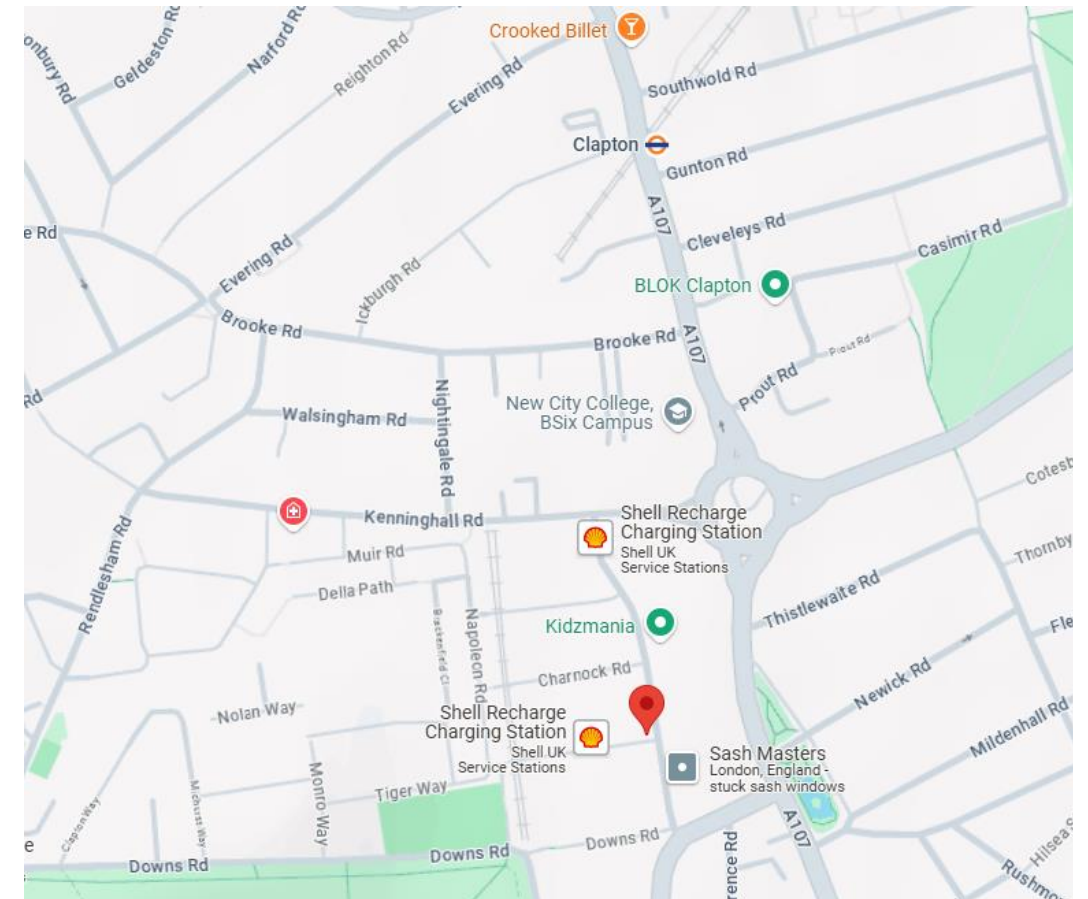
The area is served well through a network of local bus routes and train services. (Hackney Downs Main Line Station into Liverpool Street and Homerton & Hackney Central Stations on the North London Line)

### 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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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.