



Mountside Walk, Leaside Road, E5 9QF

£480,000

Leasehold

Castles



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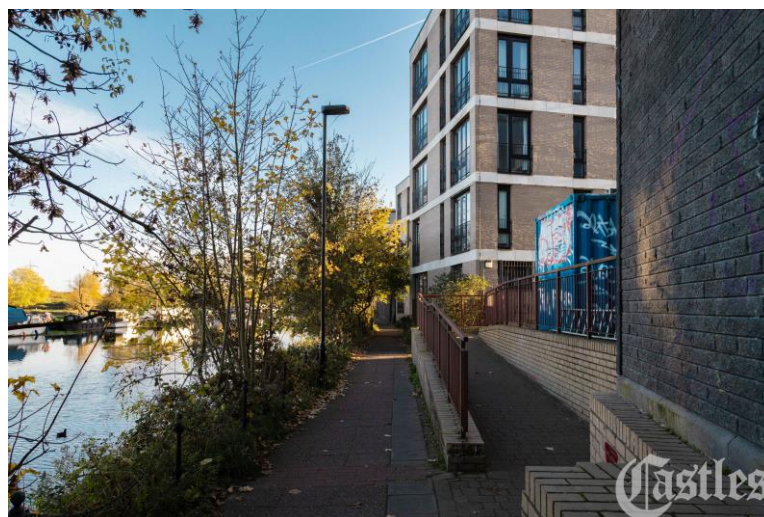
Castles Hackney are proud to present this beautiful two-bedroom flat, located at Mountside Walk. Perfectly suited for first-time buyers and small families, this immaculate property combines style, convenience, and the charm of natural surroundings. The spacious, light-filled rooms are designed for both relaxation and functionality, and with recent refurbishments, the interiors are updated with a modern touch that offers a welcoming, ready-to-move-in feel. This property boasts breath-taking, unobstructed views of the canal and marshes, providing a serene retreat from the city's hustle while keeping everything you need within easy reach. Just a short walk from Clapton Station, the flat offers swift and direct connections to Central London, making it ideal for easy and efficient commuting. A private path from the property leads directly to the canal, perfect for quiet strolls and outdoor activities, while shops, cafes, and local amenities are all close by to meet your daily needs. The property is a solid investment opportunity with a favourable, long lease, low service charges, and an affordable ground rent. Offered on a chain-free basis for a seamless and straightforward purchase process, this flat combines practicality with style and convenience in one of London's most desirable settings. Don't miss the chance to own this exceptional canal-side residence. Contact us today for more details or to arrange a viewing of this unique, tranquil home in the heart of E5.

Tenure - Leasehold
Tenure Arrangement - 113 years
Service Charge: £1,158.84 pa
Ground Rent - inc.
Council Tax - D
EPC - C 80, 80

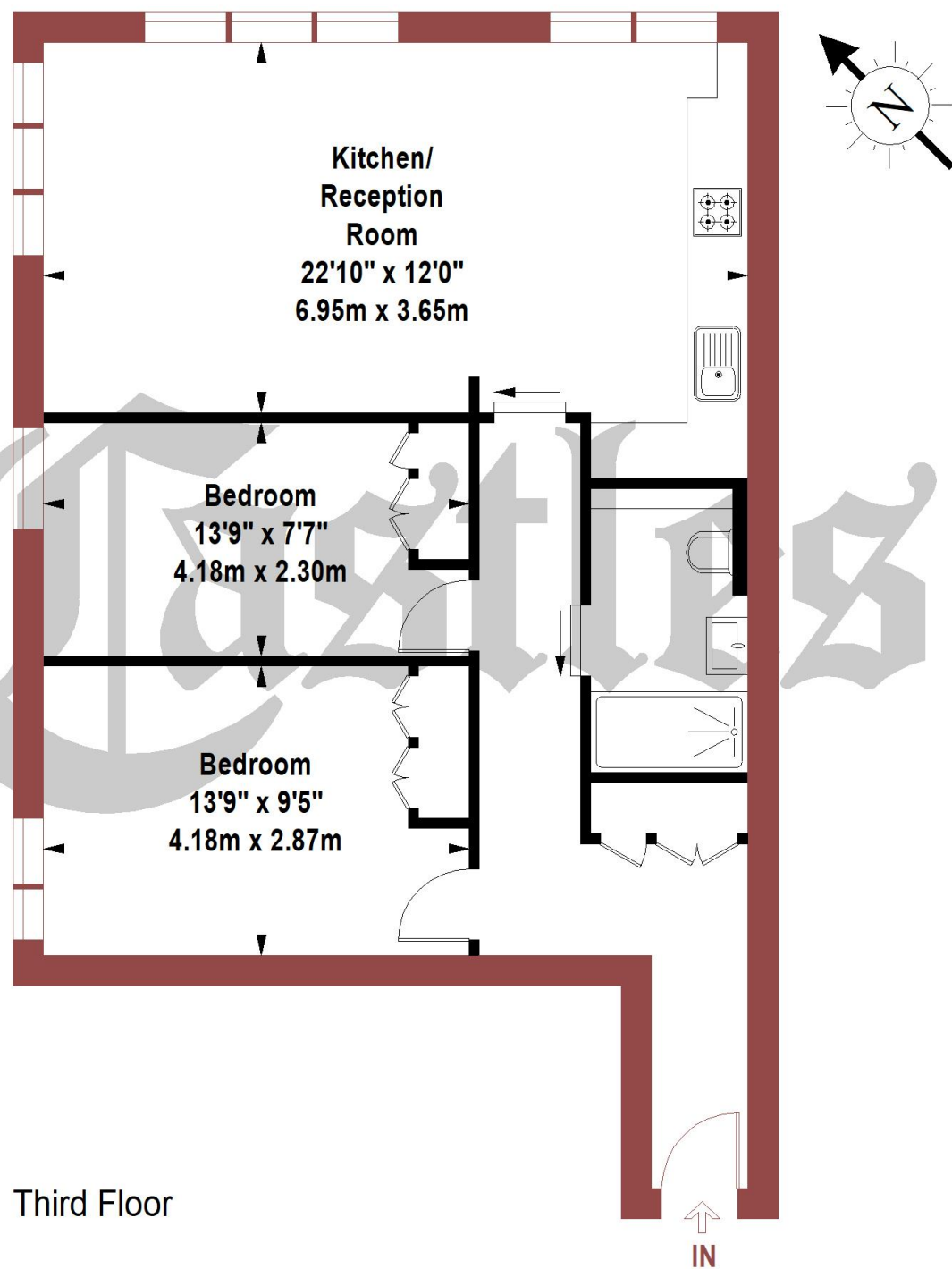
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020 8985 0106
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Approx. Gross Internal Area = 64.75 sq m / 697 sq ft



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.

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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

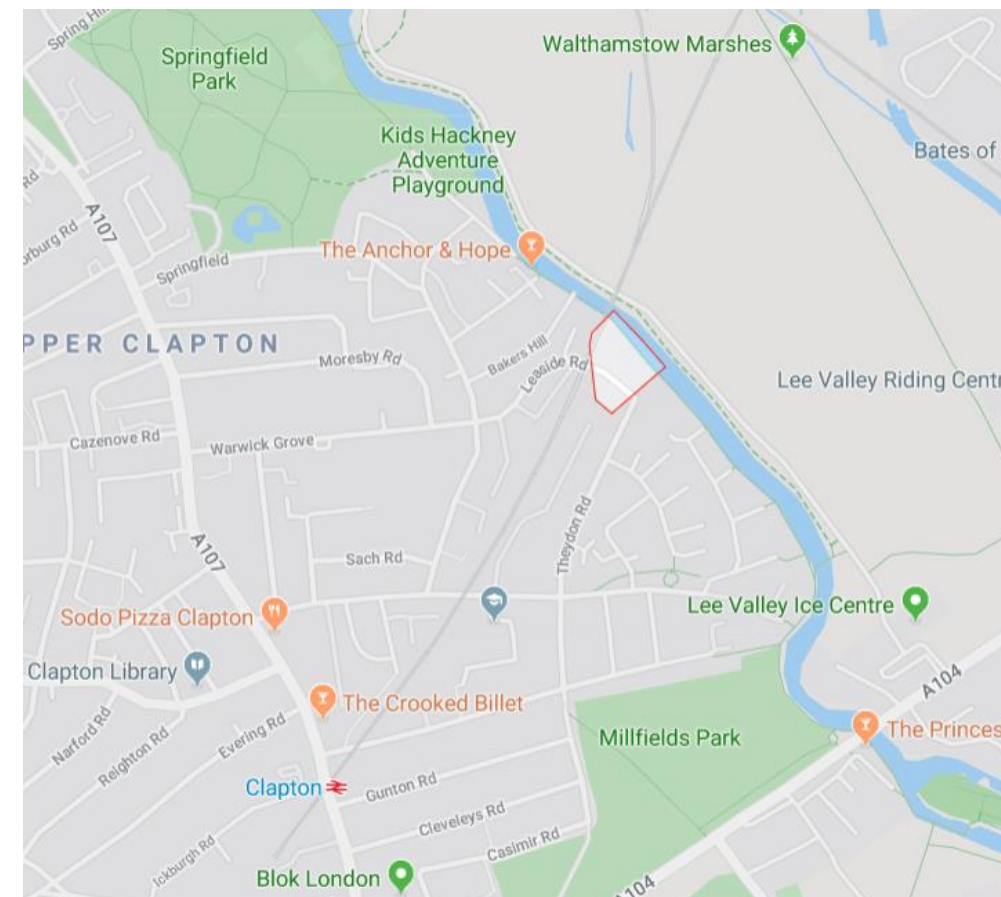
The area is served well through a network of local bus routes and train services. (Hackney Downs Main Line Station into Liverpool Street and Homerton & Hackney Central Stations on the North London Line)

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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