



Midhurst Way, E5 8PS

£500,000

Leasehold

Castles



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Discover urban living at its finest in this superb 2-bedroom flat on the 3rd floor of a purpose-built apartment building, located directly opposite Hackney Downs Park in the sought-after E5 neighbourhood. Perfect for first-time buyers, couples, or small families, this home offers a perfect blend of contemporary design and convenience. Situated just a short walk from Clapton, Hackney Downs, and Rectory Road Stations, this flat offers excellent transport links, making your commute a breeze. The vibrant local area is filled with shops, cafes, and the lush green spaces of Hackney Downs Park right on your doorstep. The property features two generous double bedrooms, providing ample space for comfort and relaxation. Enjoy the benefits of a fitted kitchen/diner, an open-plan living area perfect for entertaining, and a sleek, modern bathroom. Additionally, the property comes with a long lease, adding peace of mind and long-term value. This flat is an ideal choice for first-time buyers or those looking for a smart investment opportunity. Early viewing is highly recommended to fully appreciate all that this fantastic property has to offer.

Tenure - Leasehold
Tenure Arrangement - 165 years
Service Charge - £148.74 pm
Ground Rent - Na
Council Tax - C £1,668.77 pa
EPC - C 75,75

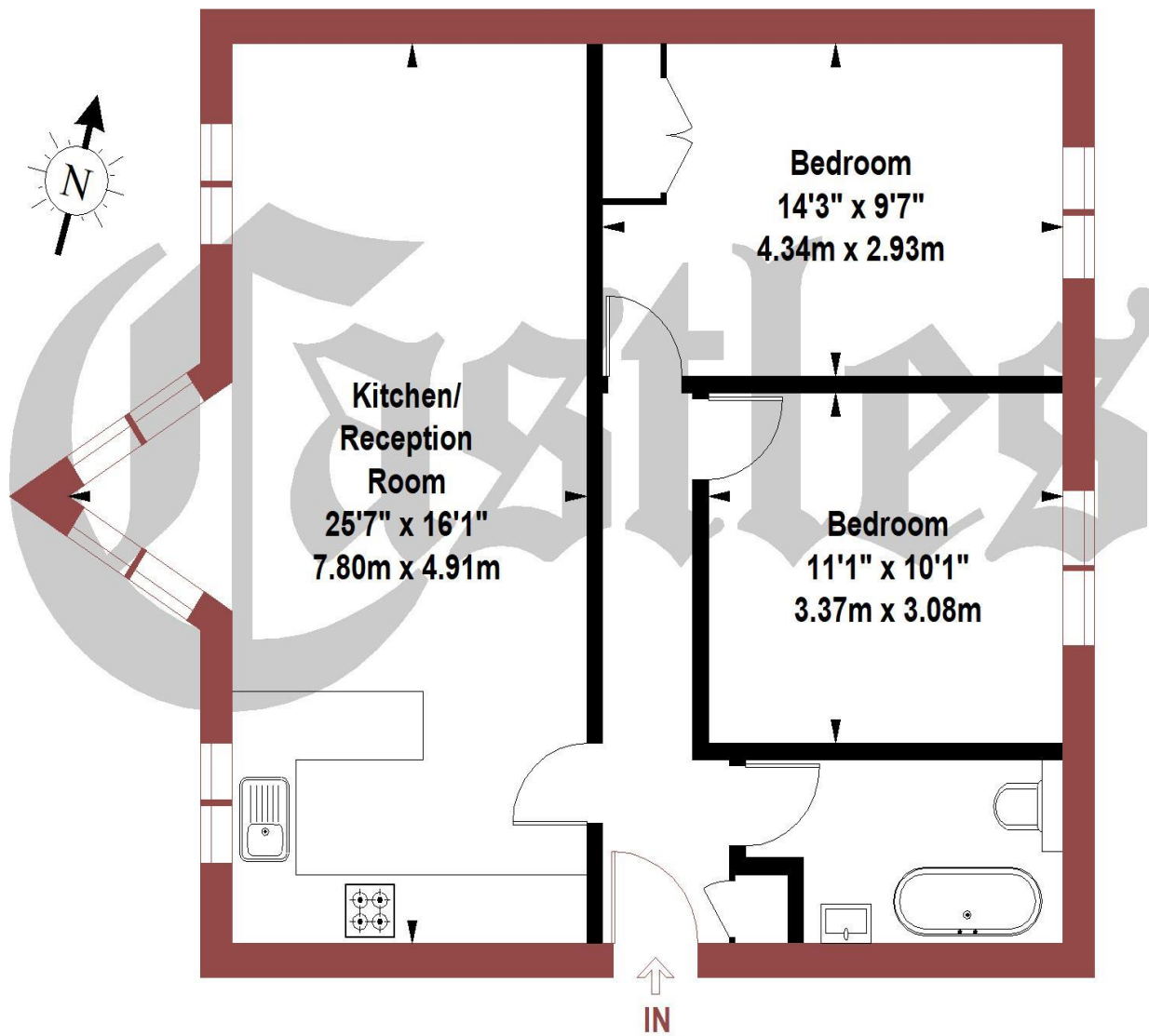
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Approx. Gross Internal Area = 63.17 sq m / 680 sq ft



Fourth 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

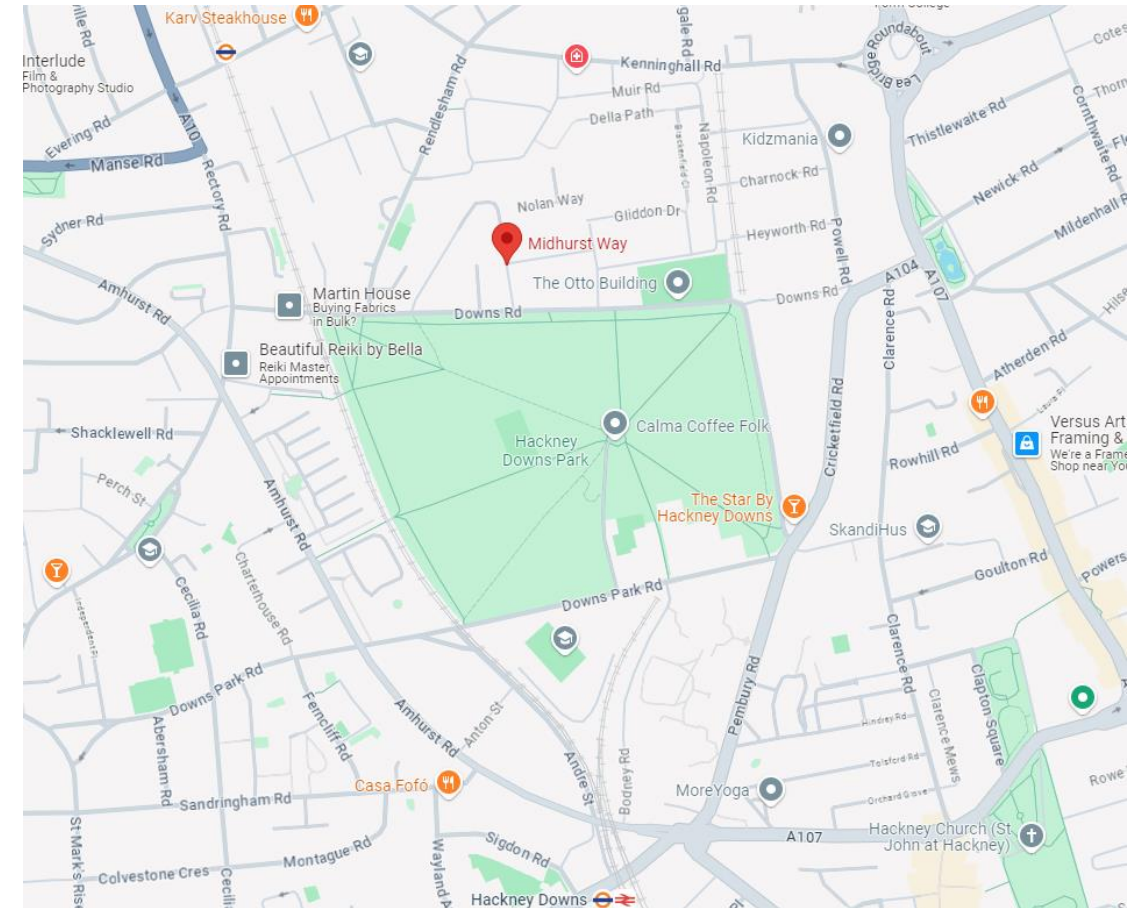
The area is served well through a network of local bus routes and train services. (Hackney Downs Main Line Station into Liverpool Street and Homerton & Hackney Central Stations on the North London Line

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).



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