

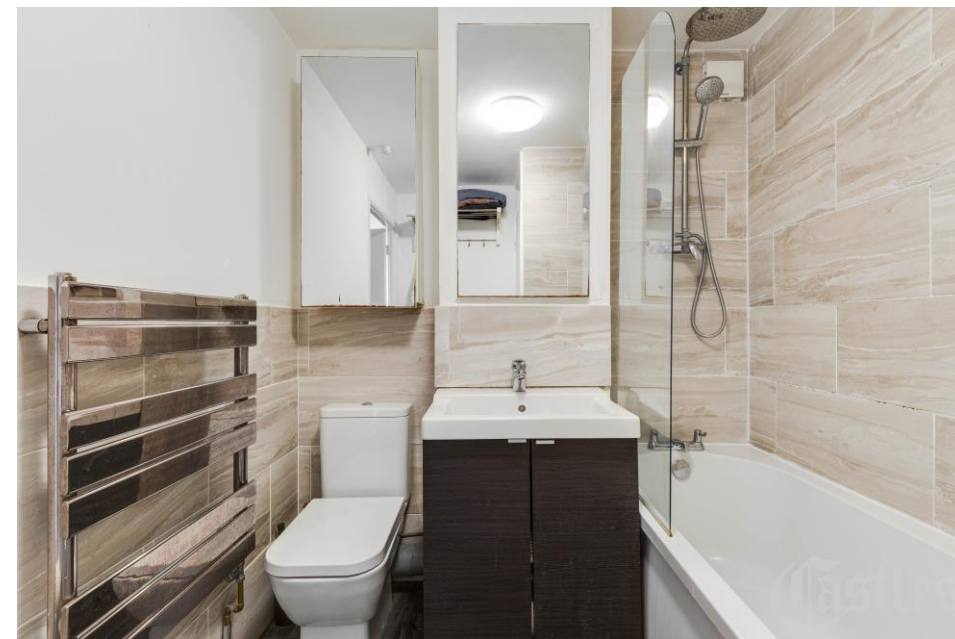


**Edmeston Close, E9 5TL**

£310,000

Leasehold

**Castles**



## Edmeston Close, E9 5TL

Castles Hackney is pleased to offer this one-bedroom ground floor apartment situated in a modern purpose-built block. The property offers an open plan kitchen/reception leading onto a private garden, modern family bathroom and parking. Located in a peaceful cul-de-sac development, the apartment is just moments away from Homerton mainline station, providing links to the City. It is also near the popular Chatsworth Road, known for its independent retailers, coffee shops, and Sunday market. Additionally, the green open spaces of Victoria Park and Hackney Marshes are within walking distance. Offered on a chain-free basis, this apartment combines modern amenities, a convenient location, and access to recreational facilities, making it an attractive option for potential buyers. Being sold on a chain free basis.

*Tenure - Leasehold  
Tenure Arrangement - 153 yrs  
Service Charge - £160.00 per month  
Ground Rent - £160.00 per annum  
Council Tax - C £139 pcm  
EPC - C 73, 77*

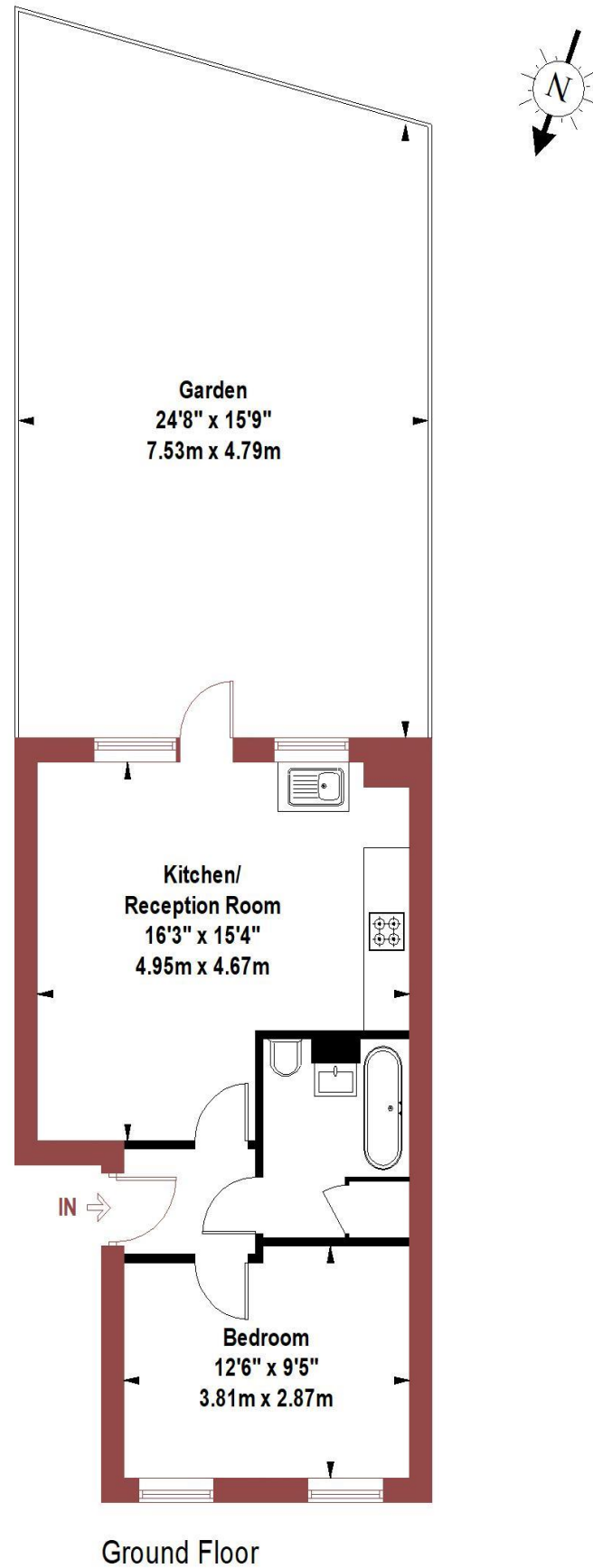
**£310,000 Leasehold**

# Castles

020 8985 0106  
hackney@castles.london



Approx. Gross Internal Area = 38.65 sq m / 416 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.

## 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

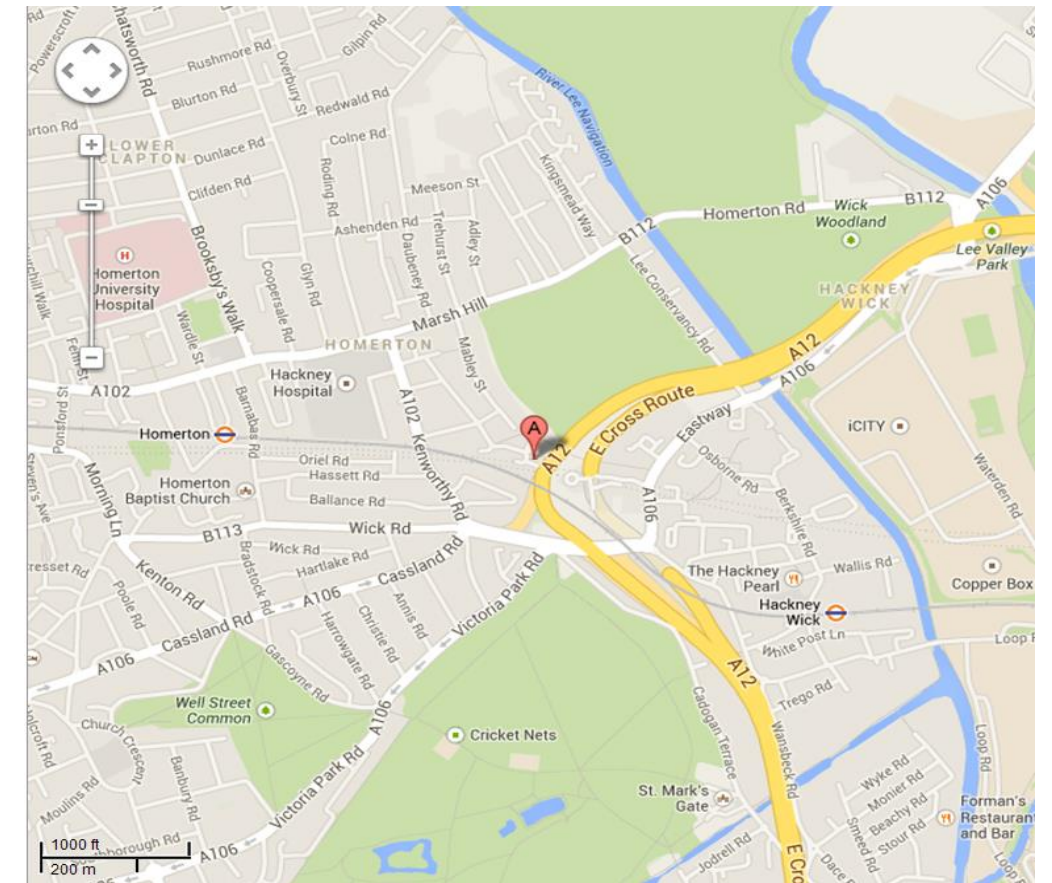
The area is served well through a network of local bus routes and train services. (Hackney Downs Main Line Station into Liverpool Street and Homerton & Hackney Central Stations on the North London Line)

## 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).



# Castles

44 Lower Clapton Road  
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