



Nelson Mandela House, Cazenove Road, N16 6AJ

£400,000

Leasehold

Castles



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Castles Hackney are pleased to offer this spacious ex-local authority apartment on the third floor which offers comfortable living with its two double bedrooms, a welcoming entrance hallway, bright reception room, a modern eat in kitchen, modern family bathroom, and plenty of storage space. The added perks of parking facilities and communal gardens enhance the living experience. Conveniently situated near Stoke Newington Church Street, residents have easy access to a variety of shops, restaurants, bars, and transportation options which include Stoke Newington and Clapton Overground Stations, making commuting to the City and West End hassle-free. Additionally, Springfield Park and amenities in Clapton are within close reach, providing opportunities for leisure and relaxation. Being sold on chain free basis.

*Tenure - Leasehold
Tenure Arrangement - 90 years
Service Charge - £2,340 pa
Ground Rent - £9 pa
Council Tax - B £1,379.22 pa
EPC - C 78, 83*

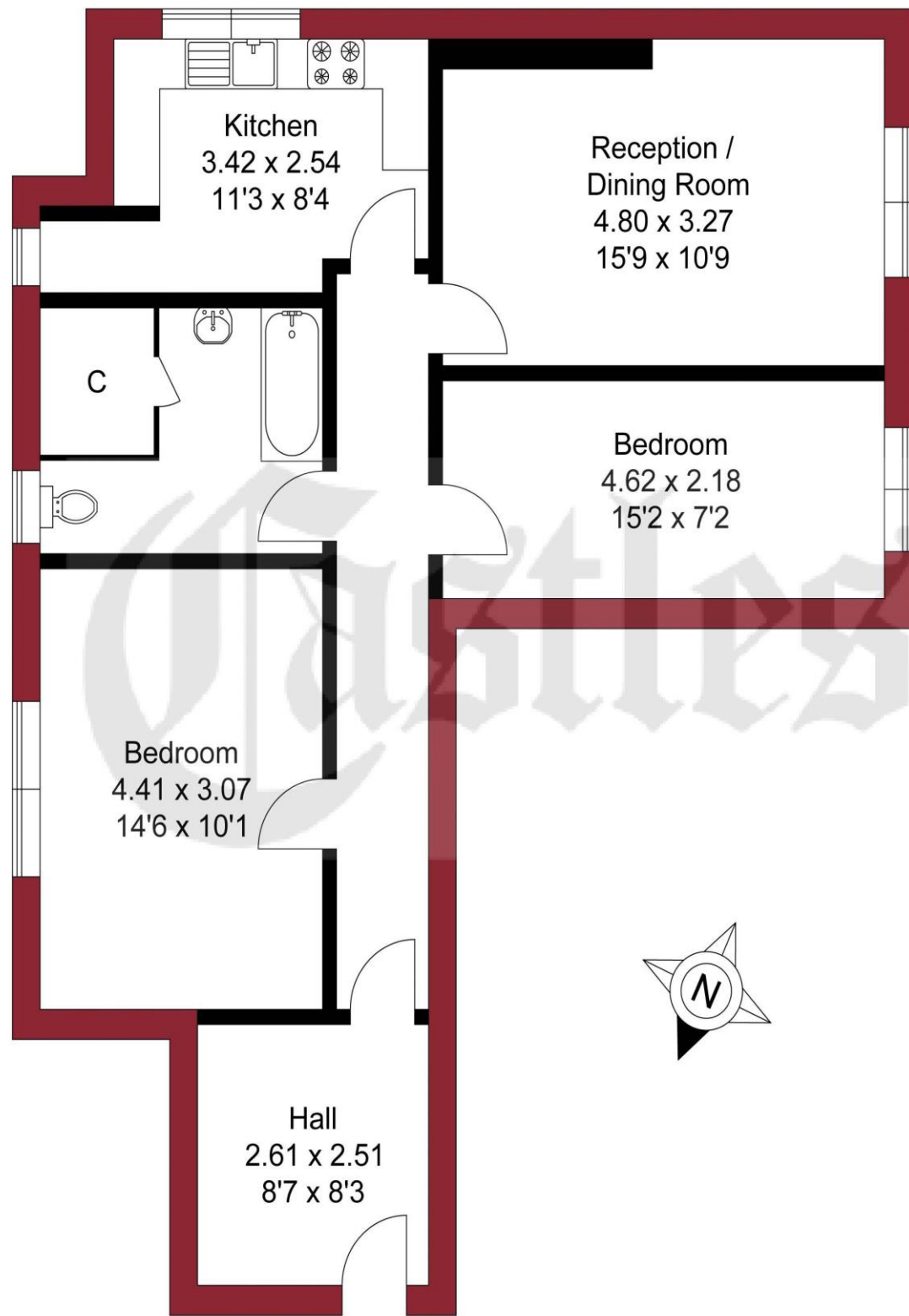
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**020 8985 0106
hackney@castles.london**



APPROXIMATE GROSS INTERNAL AREA
74.29 sqm / 799.65 sqft



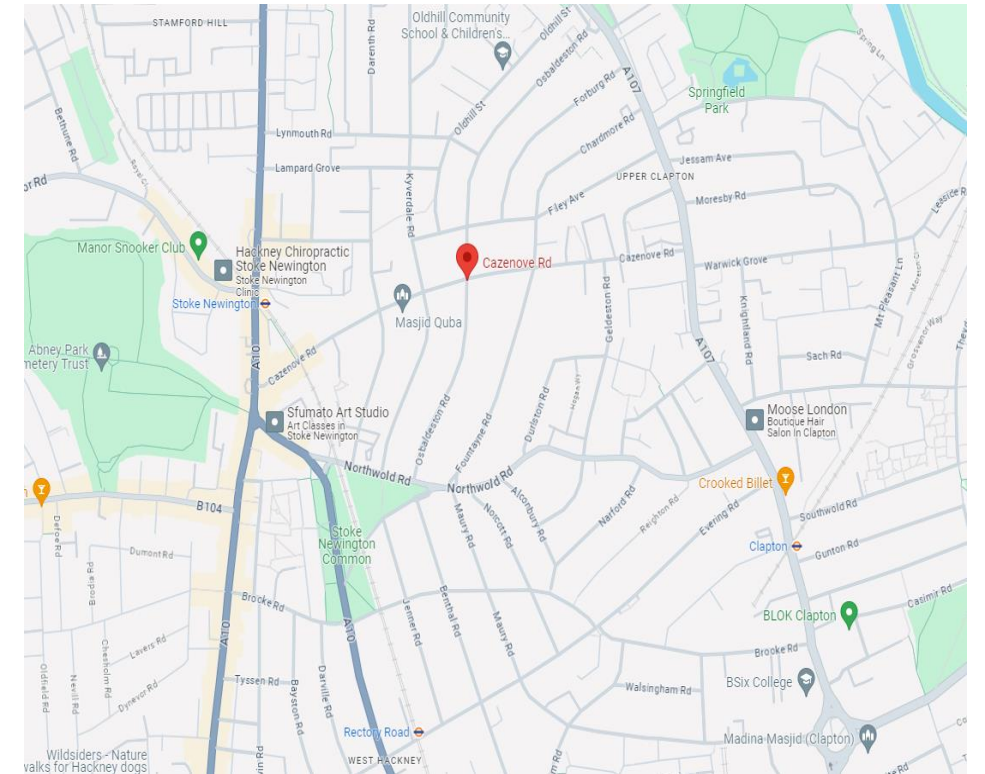
THIRD FLOOR

THIS PLAN IS FOR ILLUSTRATION ONLY AND MAY NOT BE REPRESENTATIVE OF THE PROPERTY

An overview of the area surrounding our office

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 close to the property

The area is served well through a network of local bus routes and train services. (Stoke Newington Main Line Station & Clapton Stations) are both near by.

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

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NAEA National Association of Estate Agents LICENSED MEMBER