



Ashbourne Court, Daubeny Road E5 0EJ

£480,000

Leasehold

Castles



Ashbourne Court, Daubeney Road E5 0EJ

Castles Hackney is delighted to present this three-bedroom split-level maisonette, offering a fantastic opportunity for buyers looking to create a home tailored to their tastes. Situated on the popular Daubeney Road, this property requires modernisation, providing the perfect blank canvas to design your dream space.

Spread across two floors, the first floor comprises three generously sized double bedrooms and a family bathroom, offering ample space for families or sharers. The ground floor features a spacious lounge, a separate kitchen, and the added convenience of a downstairs W/C. The maisonette further benefits from a private rear garden, ideal for outdoor dining, relaxation, or gardening enthusiasts.

Located in an excellent position, the property is well-served by a range of transport options, with bus routes providing easy access to Central London and key overground train stations. For those who love the outdoors, Hackney Marshes, the River Lea, and other green spaces are just a stone's throw away, offering plenty of recreational opportunities. The vibrant Chatsworth Road, with its array of independent shops, cafes, and restaurants, is only a short walk away, ensuring a lively and convenient lifestyle.

With its spacious layout, excellent location, and potential for improvement, this property is a rare find. Arrange your viewing today to discover its full potential. Being offered on a chain free basis.

*Tenure - Leasehold
Tenure Arrangement - 90 years
Service Charge - £154.00 per month
Ground Rent - £9.00
Council Tax - C
EPC - C 77,78*

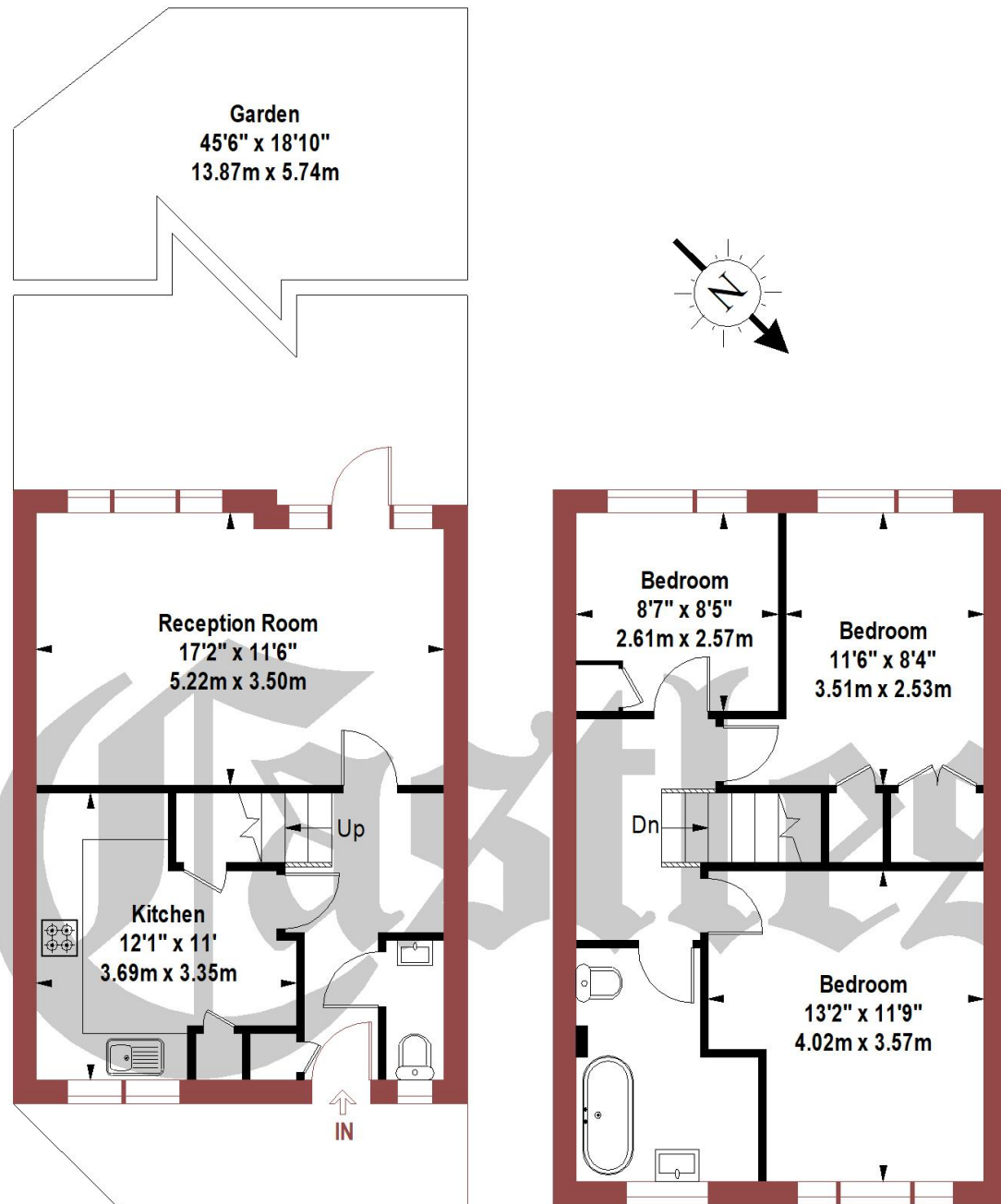
£480,000 Leasehold

Castles

020 8985 0106
hackney@castles.london



Approx. Gross Internal Area = 82.96 sq m / 893 sq ft



Ground Floor
Gross Internal
Floor Area 37.81 sq m / 407 sq ft

First Floor
Gross Internal
Floor Area 45.15 sq m / 486 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

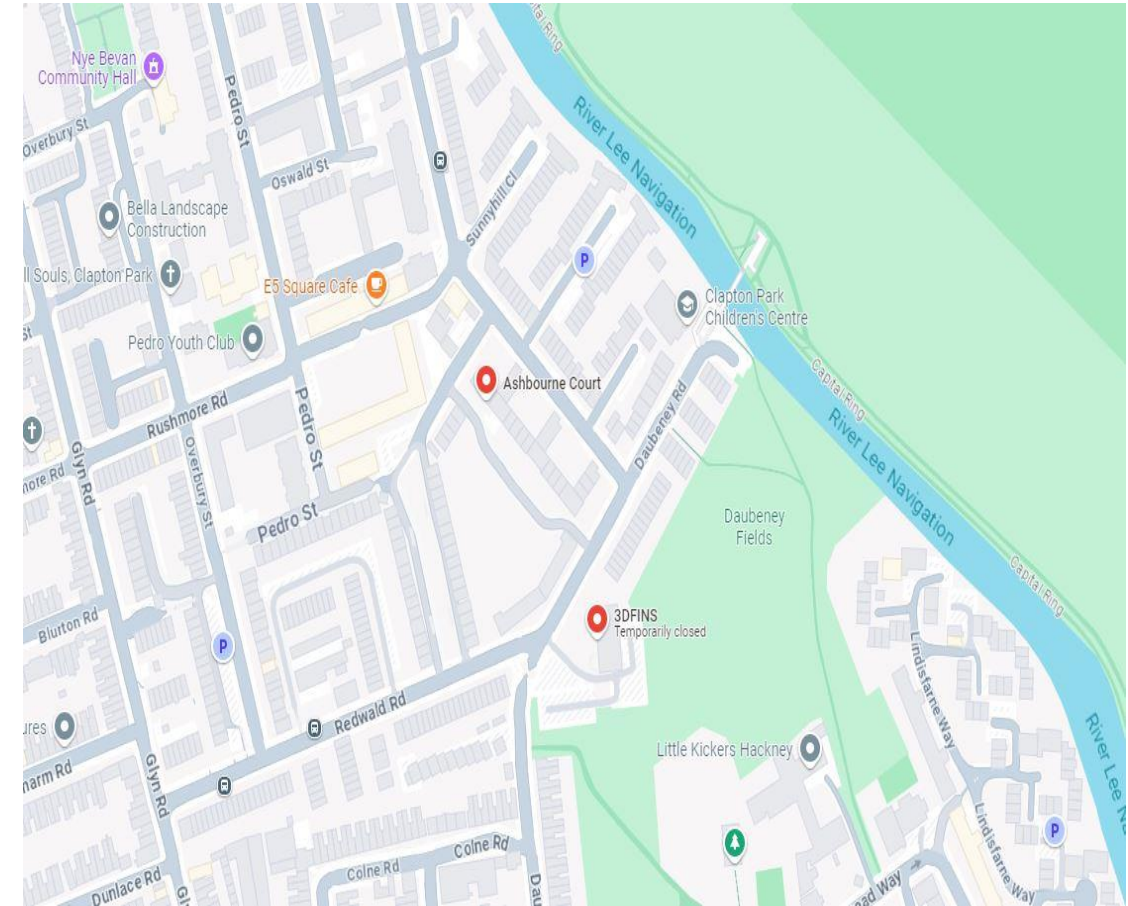
The area is served well through a network of local bus routes and train services. (Hackney Downs Main Line Station into Liverpool Street and Homerton & Hackney Central Stations on the North London Line)

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
London, E5 0RN
020 8985 0106
hackney@castles.london
www.castles.london

All details including floorplans are for representation purposes only and do not constitute a contract or warranty. Whilst every effort is made to ensure accuracy of descriptions and measurements, no responsibility is taken for errors, omissions and misstatements.



A free, fair and independent service for buyers, sellers, tenants and landlords of property in the UK.

