



Edmeston Close, E9 5TL

£315,000

Leasehold

Castles

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Castles Hackney present this well-maintained and spacious one-bedroom ground floor flat, perfect for first-time buyers or professionals seeking quick and easy access to Central London. Nestled on a quiet residential road, this property offers a welcoming sense of privacy along with practical modern upgrades. New double-glazed windows have been fitted throughout, ensuring excellent insulation, while stylish new flooring provides a fresh, modern feel. The property boasts a private garden, ideal for relaxing or entertaining, and also comes with an allocated parking space—an exceptional bonus in this area. Located just a short walk from Hackney Marshes and close to Homerton Overground Station, it provides a tranquil yet well-connected base. The area benefits from fantastic transport links, including Homerton Overground for quick journeys to Stratford, Liverpool Street, and Shoreditch High Street, and local access to the Central Line via Stratford and Liverpool Street stations. Additionally, frequent bus routes offer convenient options to reach the city and surrounding areas. With a secure, long lease, low service charges and ground rent, and a streamlined, chain-free sale process, this property is an excellent opportunity. Combining charm, comfort, and unbeatable access to both Hackney's vibrant amenities and Central London, it's a must-see. Contact us today to arrange a viewing or for further details.

Tenure - Leasehold
Tenure Arrangement - 152 years
Service Charge: £1,500 pa
Ground Rent - £160 pa
Council Tax - C
EPC - C 72,76

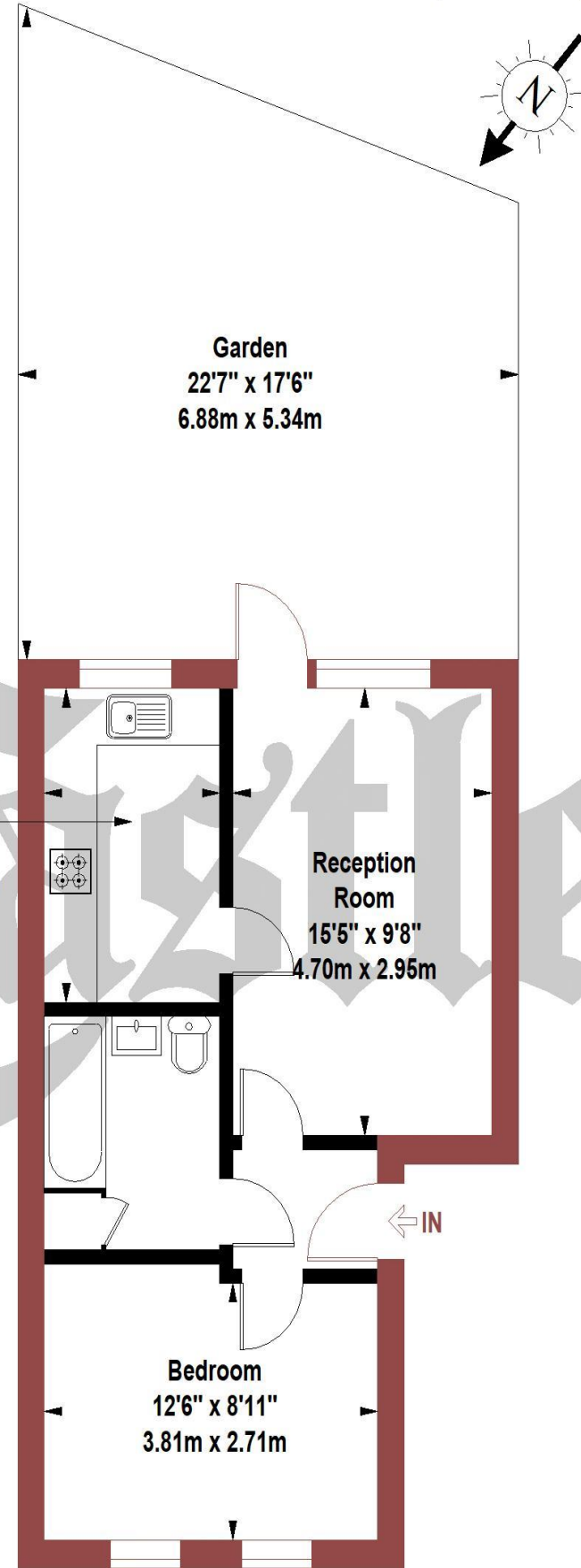
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020 8985 0106
hackney@castles.london



Approx. Gross Internal Area = 40.13 sq m / 432 sq ft



Ground 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

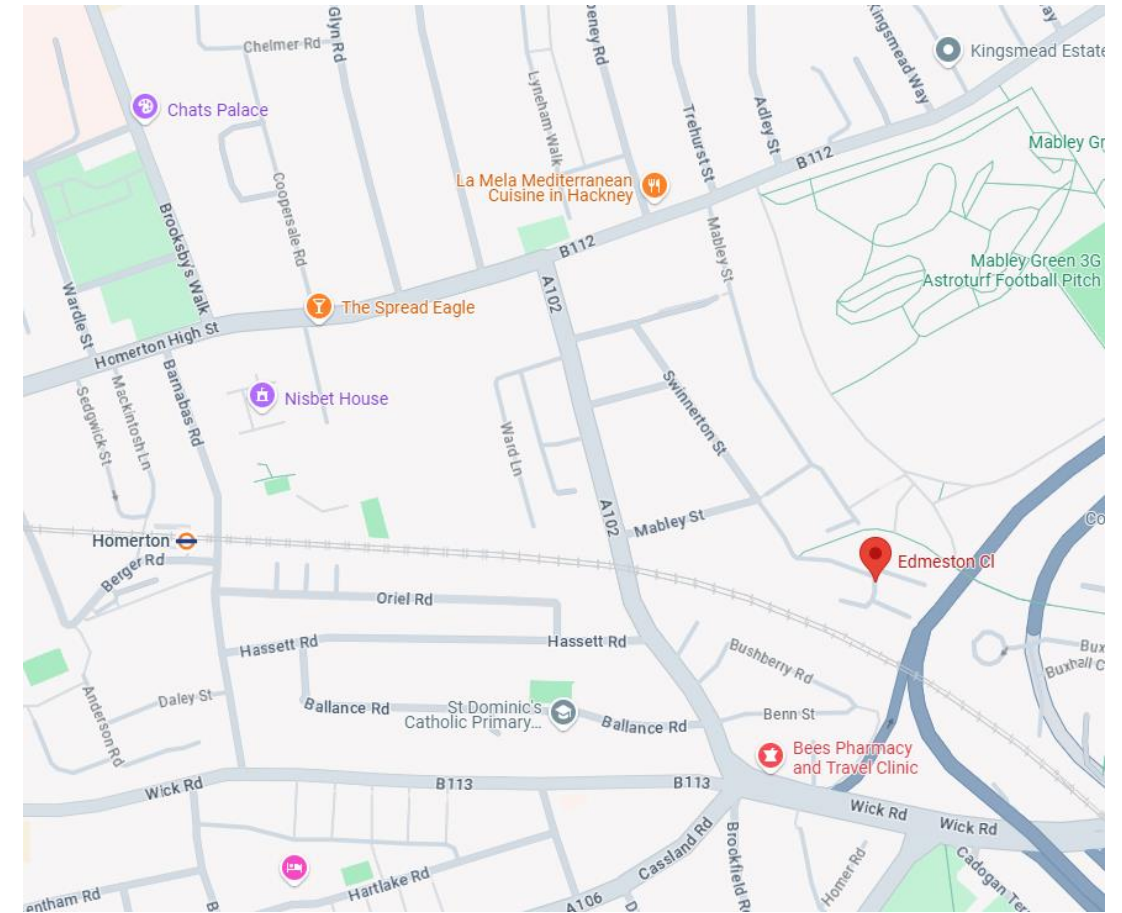
The area is served well through a network of local bus routes and train services. (Hackney Downs Main Line Station into Liverpool Street and Homerton & Hackney Central Stations on the North London Line

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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