



Lower Clapton Road, E5 0NS

Offers in Excess Of £300,000

Leasehold

Castles



Lower Clapton Road, E5 0NS

Castles Hackney is delighted to present this stunning one-bedroom period conversion, perfectly suited for first-time buyers looking to step onto the property ladder. Set on the top floor of a characterful building, this home boasts an open-plan kitchen and living area, a modern bathroom, and double-aspect windows that flood the space with natural light. The property benefits from a long lease and is being sold chain-free, offering a hassle-free and seamless purchase process. The location is equally impressive, surrounded by green spaces such as Clapton Square, Hackney Downs Park, and Millfields Park, ideal for relaxing, exercising, or enjoying a leisurely stroll. Hackney Central and Hackney Downs Overground Stations are both within easy walking distance, providing excellent connections to the rest of London. Additionally, the vibrant local scene includes Chatsworth Road and Mare Street, home to a variety of independent cafes, restaurants, boutique shops, and a bustling market, offering something for everyone. This delightful home combines period charm with modern convenience and is perfectly positioned to enjoy Hackney's lively culture and tranquil green spaces. Don't miss out on this fantastic opportunity. Contact us today to arrange a viewing and make this wonderful property your own.

Tenure - Leasehold
Tenure Arrangement - 118 years
Service Charge: £1,470 pa
Ground Rent - £250 pa
Council Tax - B
EPC - F 36,76

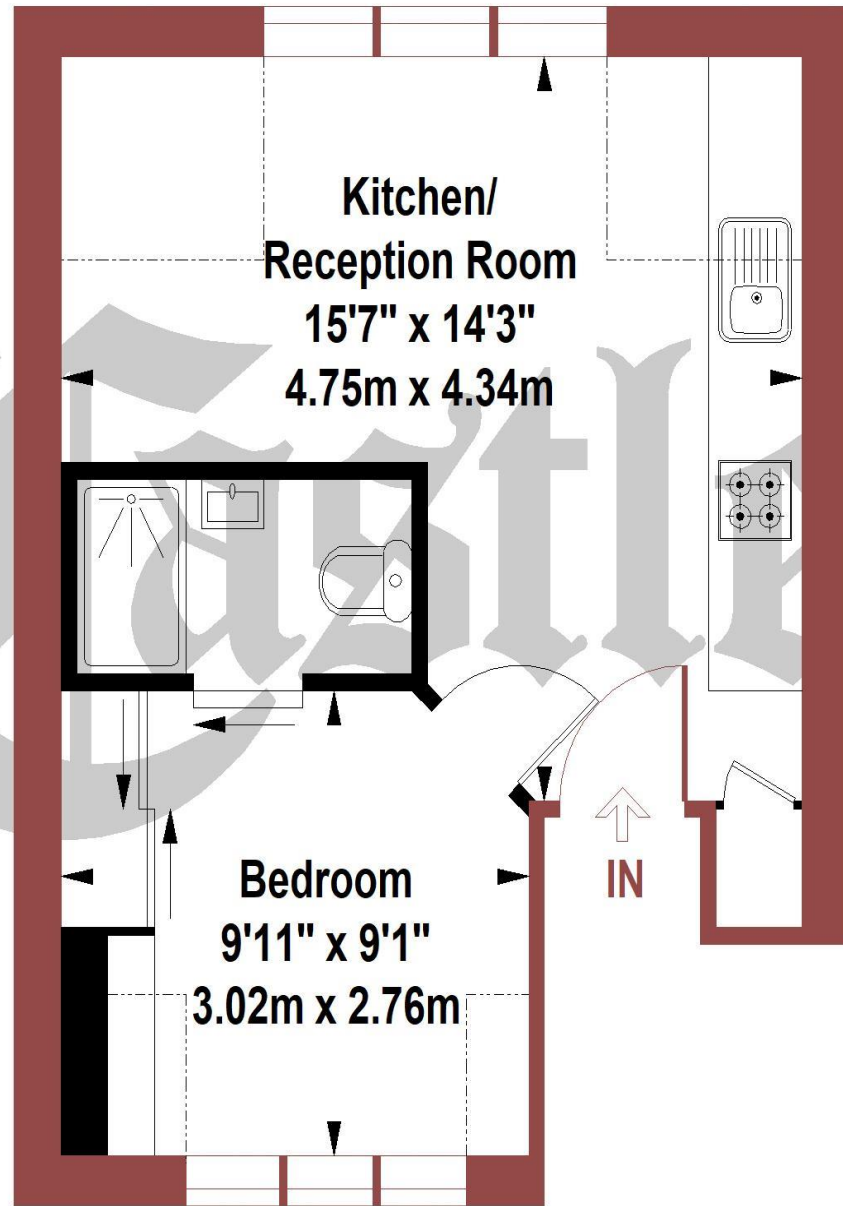
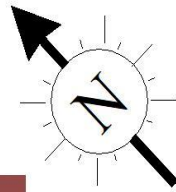
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020 8985 0106
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Approx. Gross Internal Area = 27.59 sq m / 297 sq ft



Third 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

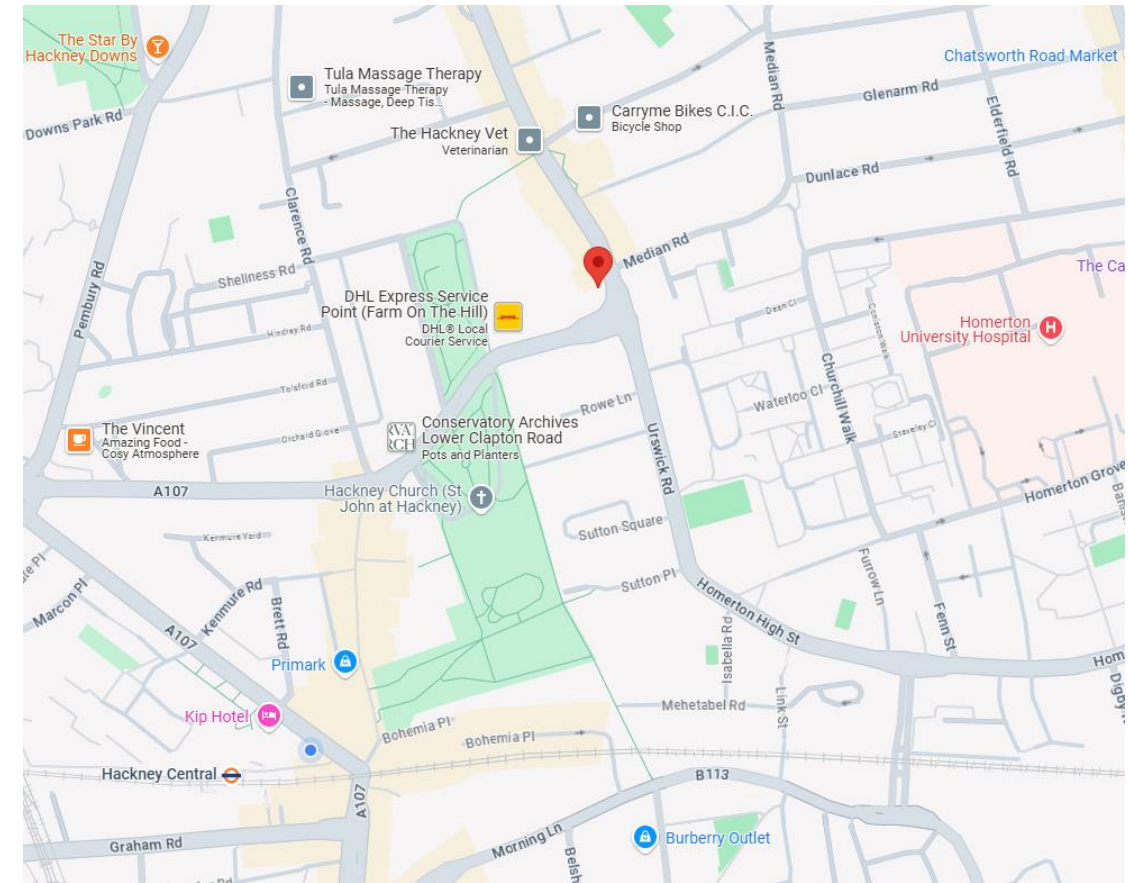
The area is served well through a network of local bus routes and train services. (Hackney Downs Main Line Station into Liverpool Street and Homerton & Hackney Central Stations on the North London Line

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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