



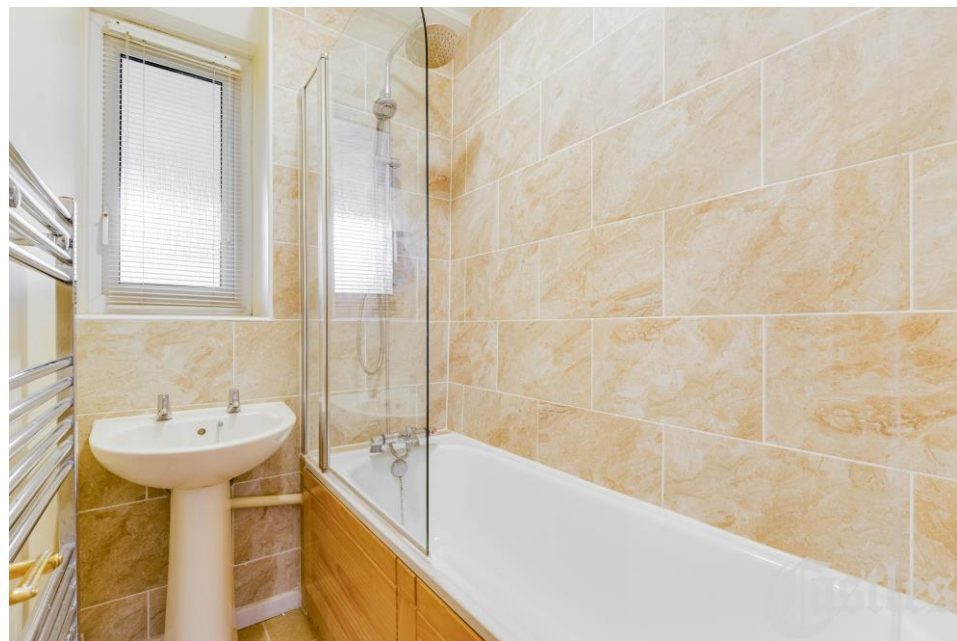
Ettrick House, Rossendale Street, E5 8SZ

£400,000

Leasehold

Castles

Castles



Ettrick House, Rossendale Street, E5 8SZ

This rare-to-market three-bedroom apartment, offered by Castles Hackney, presents a wonderful blend of spacious living and design. Situated on the first floor of a secure, low-rise block with lift access, this bright and tastefully decorated apartment features wooden flooring, bespoke fitted kitchen with ample storage, and a contemporary family bathroom. Located in the highly desirable area, the apartment is just a short walk from Stoke Newington Church Street, known for its lively atmosphere, boutique shops, and diverse dining options. Nearby amenities add convenience to city living, and Clapton Overground Station (Zone 2) offers swift connections to Liverpool Street and the heart of London and beyond. For those who love the outdoors, the tranquil green spaces of the River Lea and Springfield Park are close by, providing a peaceful retreat from city life. Don't miss the chance to call this charming property home, offering the perfect balance between vibrant urban living and serene natural escapes. Being offered chain free.

*Tenure - Leasehold
Tenure Arrangement - 103 years
Service Charge: £960.00pa
Ground Rent - £9pa
Council Tax - C
EPC - C 73,86*

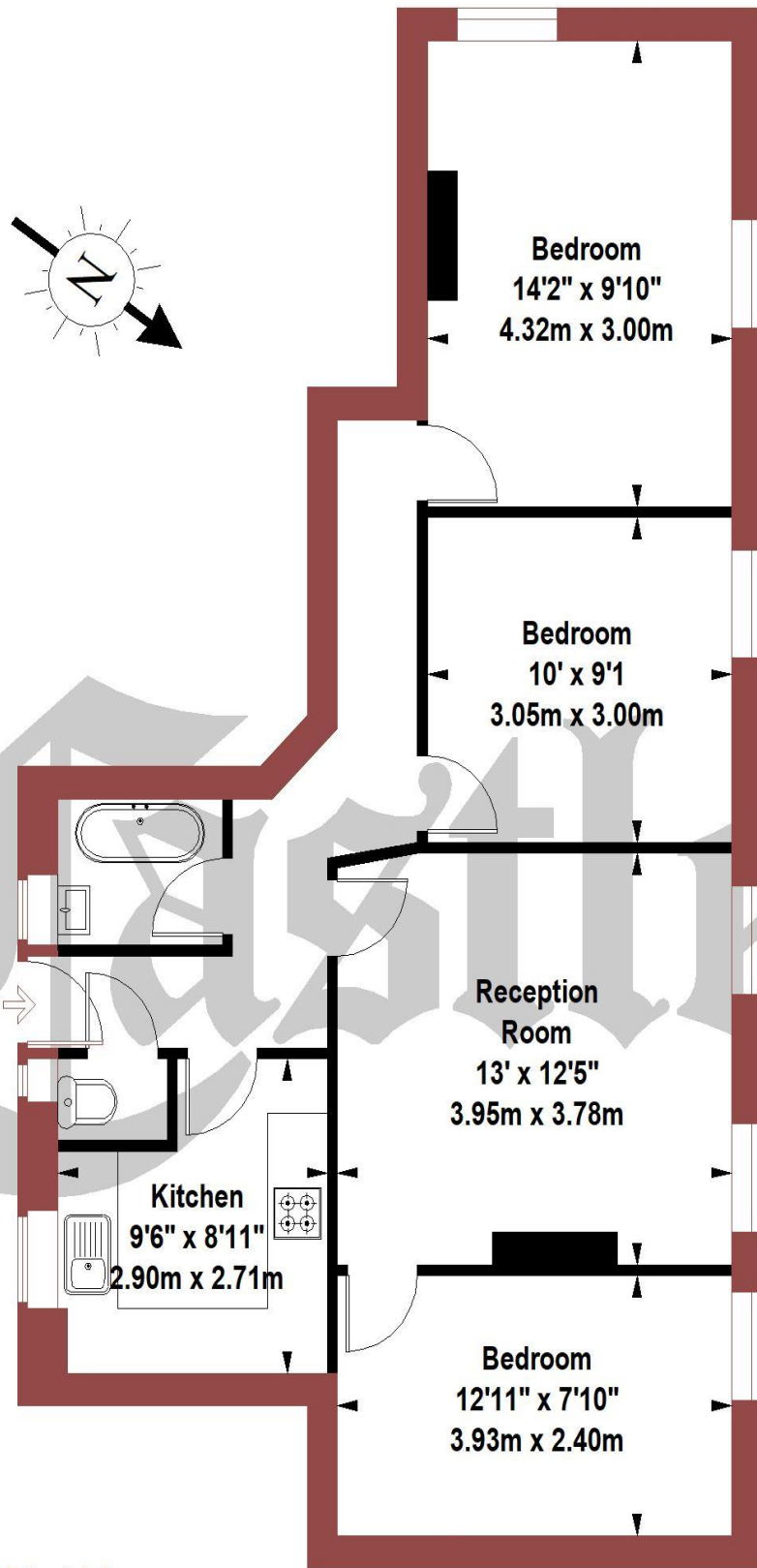
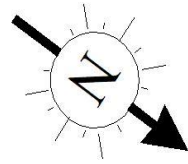
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020 8985 0106
hackney@castles.london



Approx. Gross Internal Area = 66.61 sq m / 717 sq ft



First 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

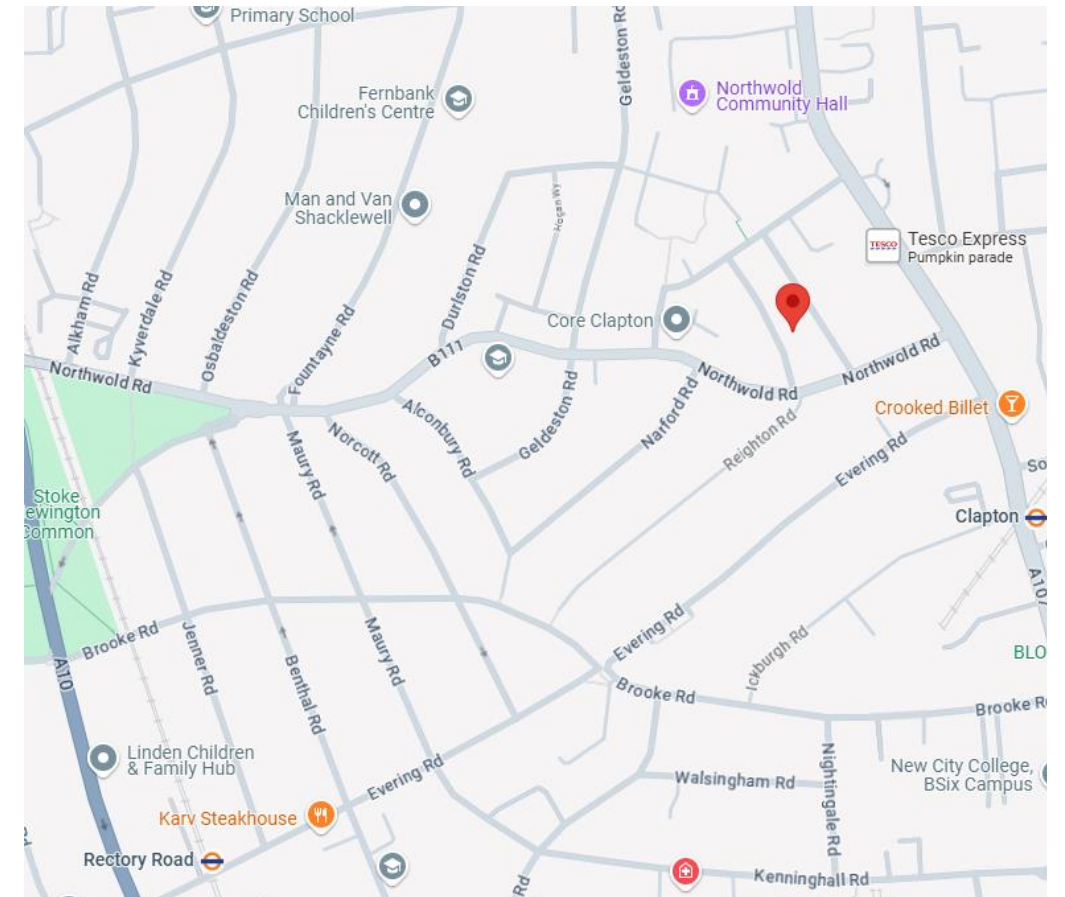
The area is served well through a network of local bus routes and train services. (Hackney Downs Main Line Station into Liverpool Street and Homerton & Hackney Central Stations on the North London Line)

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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