



Riverside Close, E5 9ST

£475,000

Leasehold

Castles



## Riverside Close, E5 9ST

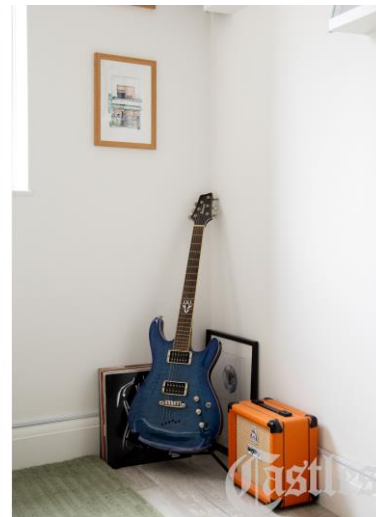
Welcome to your future home, a beautifully renovated first-floor apartment nestled in a serene cul-de-sac. This charming residence offers a perfect blend of modern comforts and peaceful living. As you enter, you'll be greeted by bright and airy interiors, where sunlight floods the spacious reception room, creating a warm and inviting atmosphere. The separate kitchen is thoughtfully designed with contemporary fittings, ideal for both cooking and casual dining. The modern bathroom features sleek fixtures and finishes, adding a touch of luxury to your daily routine. Ample storage throughout ensures that your living space remains clutter-free and organized. Step outside to discover a lovely communal garden, a tranquil retreat where you can unwind with a book or enjoy leisurely afternoons with friends watching the boats go by. The apartment also includes the convenience of an allocated parking space, making your daily routines hassle-free. Located just a short walk from Clapton Overground Station, you'll have quick and easy access to the City and Liverpool Street, connecting you effortlessly to the vibrant pulse of London. For nature enthusiasts, the picturesque River Lea and expansive Walthamstow Marshes are close by, offering scenic walks and outdoor adventures right on your doorstep. Experience the perfect balance of urban convenience and natural serenity in this delightful apartment. Don't miss out on this exceptional opportunity to make it yours!

*Tenure - Leasehold  
Tenure Arrangement - 955 years  
Service Charge - £1,920.00 pa  
Ground Rent - Na  
Council Tax - C £1,668.77 pa  
EPC - C 76, 81*

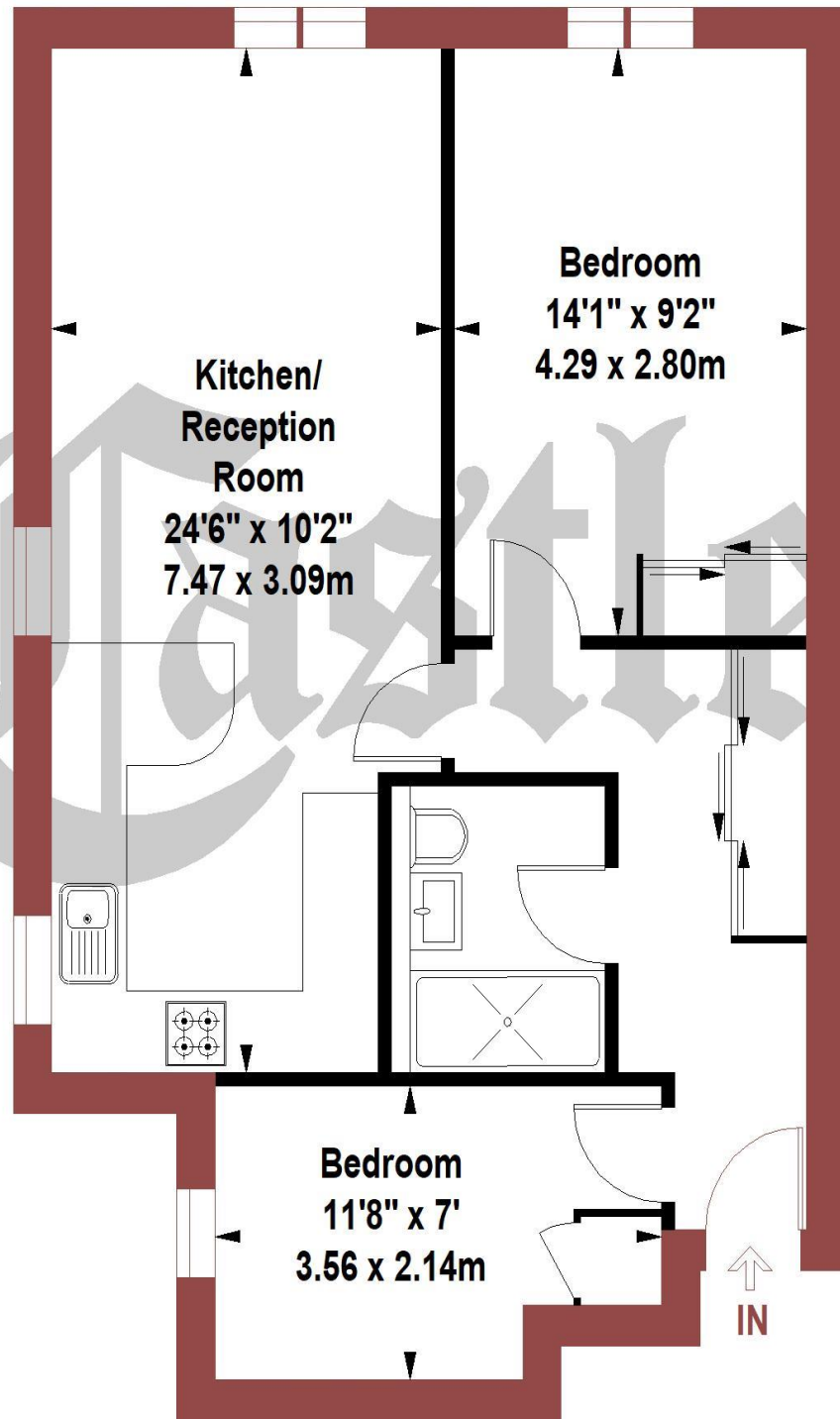
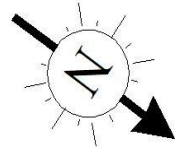
**£475,000 Leasehold**

# Castles

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Approx. Gross Internal Area = 53.70 sq m / 578 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

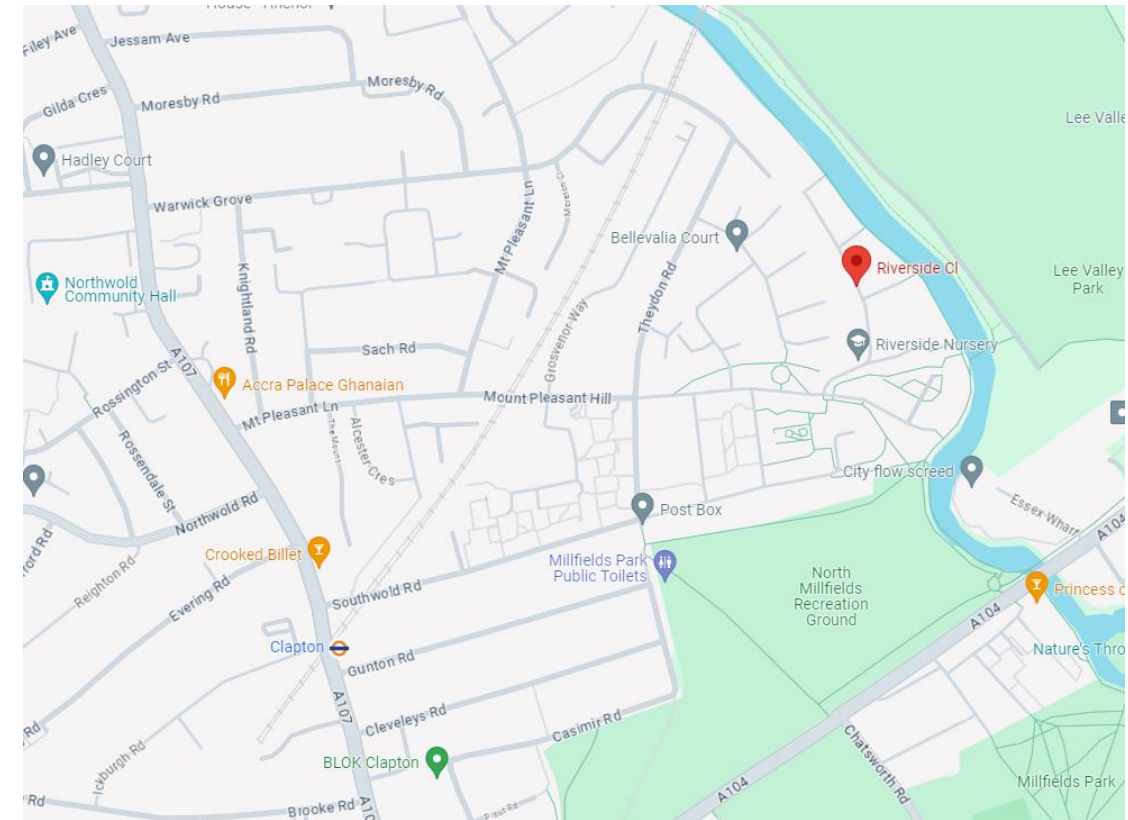
The area is served well through a network of local bus routes and train services. (Hackney Downs Main Line Station into Liverpool Street and Homerton & Hackney Central Stations on the North London Line)

### 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).



44 Lower Clapton Road  
 London, E5 0RN  
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