



Castles

Pegwell House, Pembury Road, E5 8JS

£400,000

Leasehold

Castles



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Castles Hackney are pleased to offer this spacious ground floor ex-local authority home boasting two double bedrooms offering ample space for versatile living. The property features bespoke kitchen, modern bathroom along with a separate guest cloakroom. Conveniently located between Hackney Downs and Hackney Central stations offering easy access to transportation links across London and beyond. The property is also a short walk to Lower Clapton Road and Mare Street offering residents a vibrant neighbourhood with an array of amenities such as coffee shops, restaurants, boutique stores, Hackney Empire theatre and the Picturehouse Cinema. For nature enthusiasts, the lush green spaces of Hackney Downs are just a short walk away, providing a peaceful retreat amidst the urban environment. Overall, this property combines modern living with convenience. Being offered on a chain free basis.

Tenure - Leasehold
Tenure Arrangement - 97 years Approx.
Service Charge - £99.68 pm
Ground Rent - inc.
Council Tax - B
EPC - C 72,77

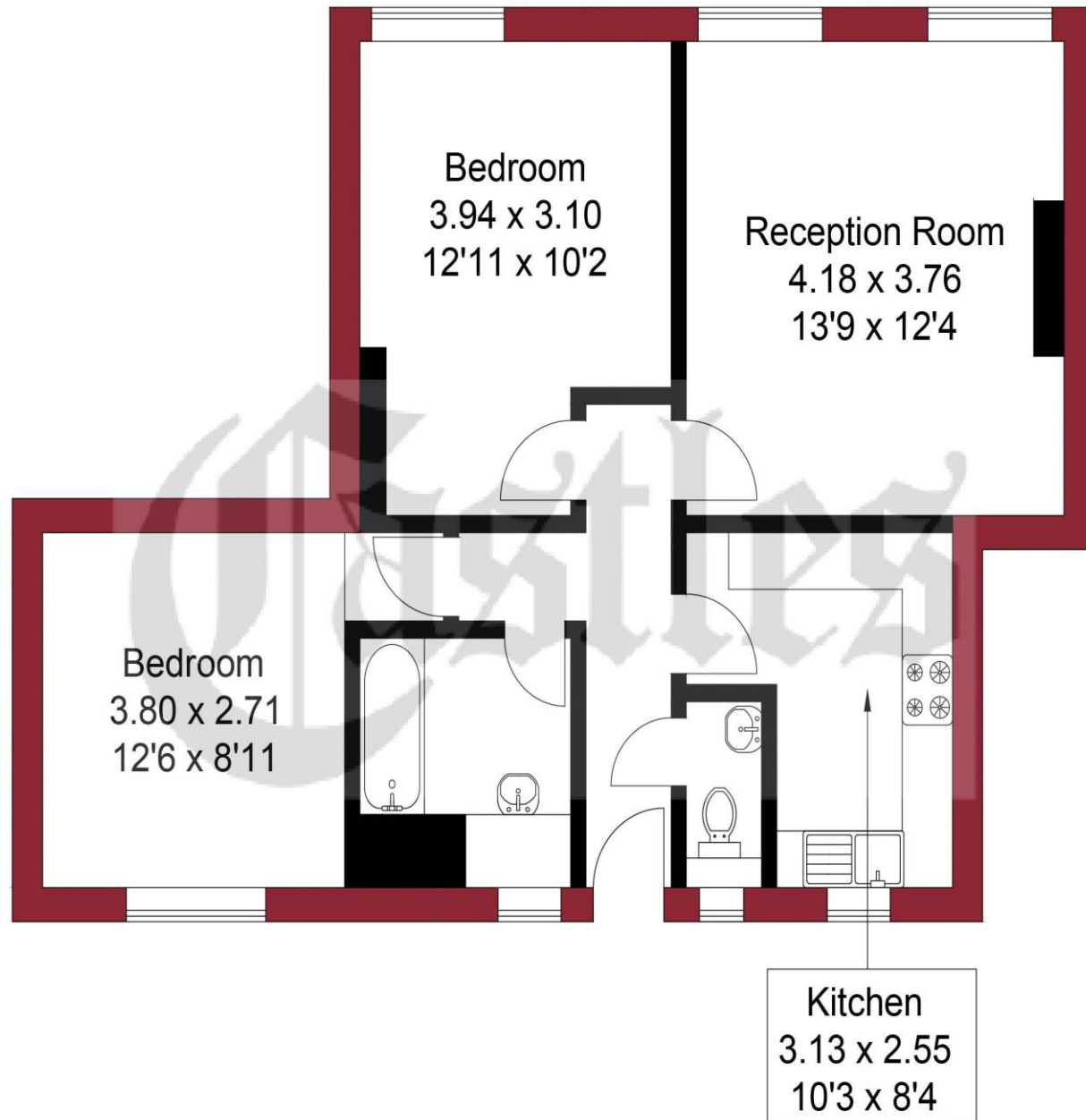
£400,000 Leasehold

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020 8985 0106
hackney@castles.london



APPROXIMATE GROSS INTERNAL AREA
58.54 sqm / 630.11 sqft



GROUND FLOOR

THIS PLAN IS FOR ILLUSTRATION ONLY AND MAY NOT BE REPRESENTATIVE OF THE PROPERTY

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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

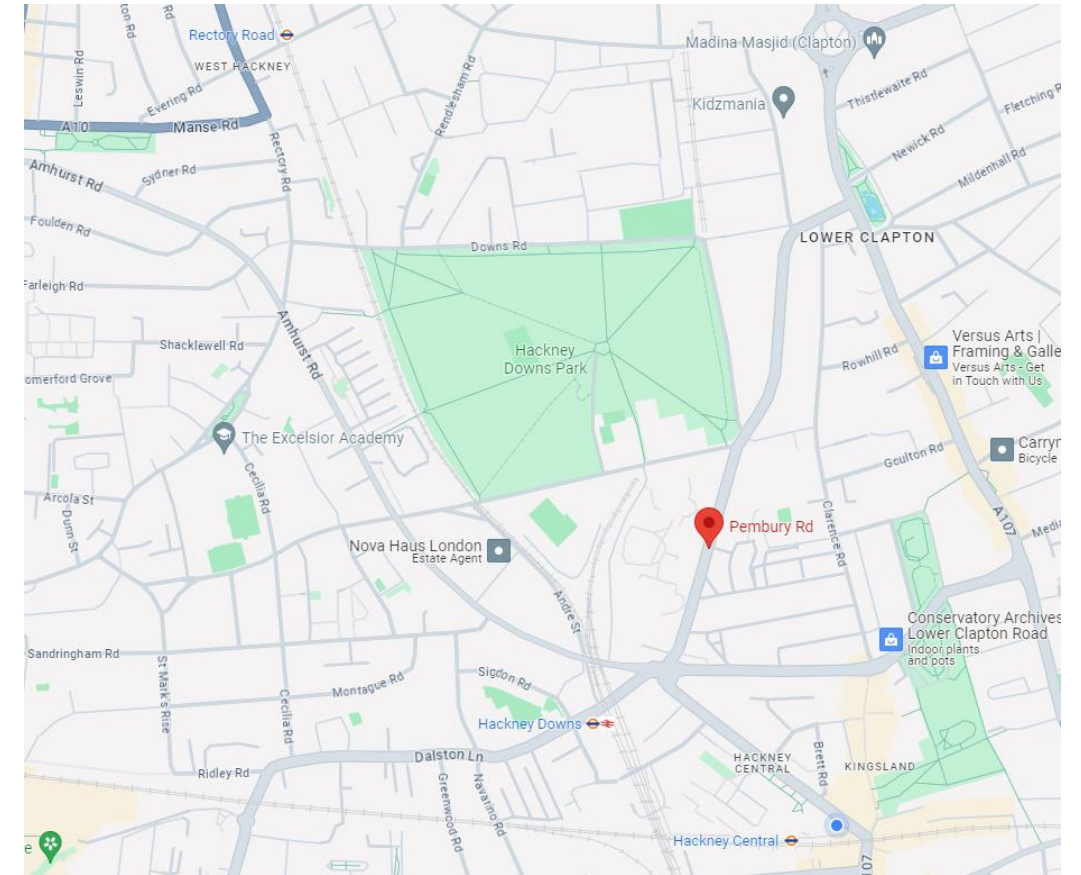
The area is served well through a network of local bus routes and train services. (Hackney Downs Main Line Station into Liverpool Street and Homerton & Hackney Central Stations on the North London Line

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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