



Edwins Mead, Lindisfarne Way E9 5PY

£350,000

Leasehold

Castles



Edwins Mead, Lindisfarne Way E9 5PY

Castles Hackney are pleased to present this bright and spacious one-bedroom second-floor flat, ideally situated at Edwins Mead, E9. This property offers an abundance of natural light, thanks to its big, open windows, which frame serene views of the River Lea and surrounding greenery. Being offered on a chain free basis.

While the flat does require some cosmetic updates, it presents an exciting opportunity to customize the space to your personal taste. The layout is perfect for modern living, and the natural brightness enhances every corner of the home.

Nestled close to the iconic Hackney Marshes and just a short distance from the vibrant Westfield Shopping Centre, this flat is perfectly positioned for those who appreciate both nature and city convenience. With excellent bus routes nearby and Homerton Overground Station only a short walk away, connectivity to central London and beyond is seamless.

This property is a rare find, blending stunning views, ample living space, and an unbeatable location. Don't miss the chance to make it your own! Contact us today to arrange a viewing.

*Tenure - Leasehold
Tenure Arrangement - 900 plus yrs remaining
Service Charge - £199.00 per month
Ground Rent - £9.00 per annum
Council Tax - B
EPC - C 70, 72*

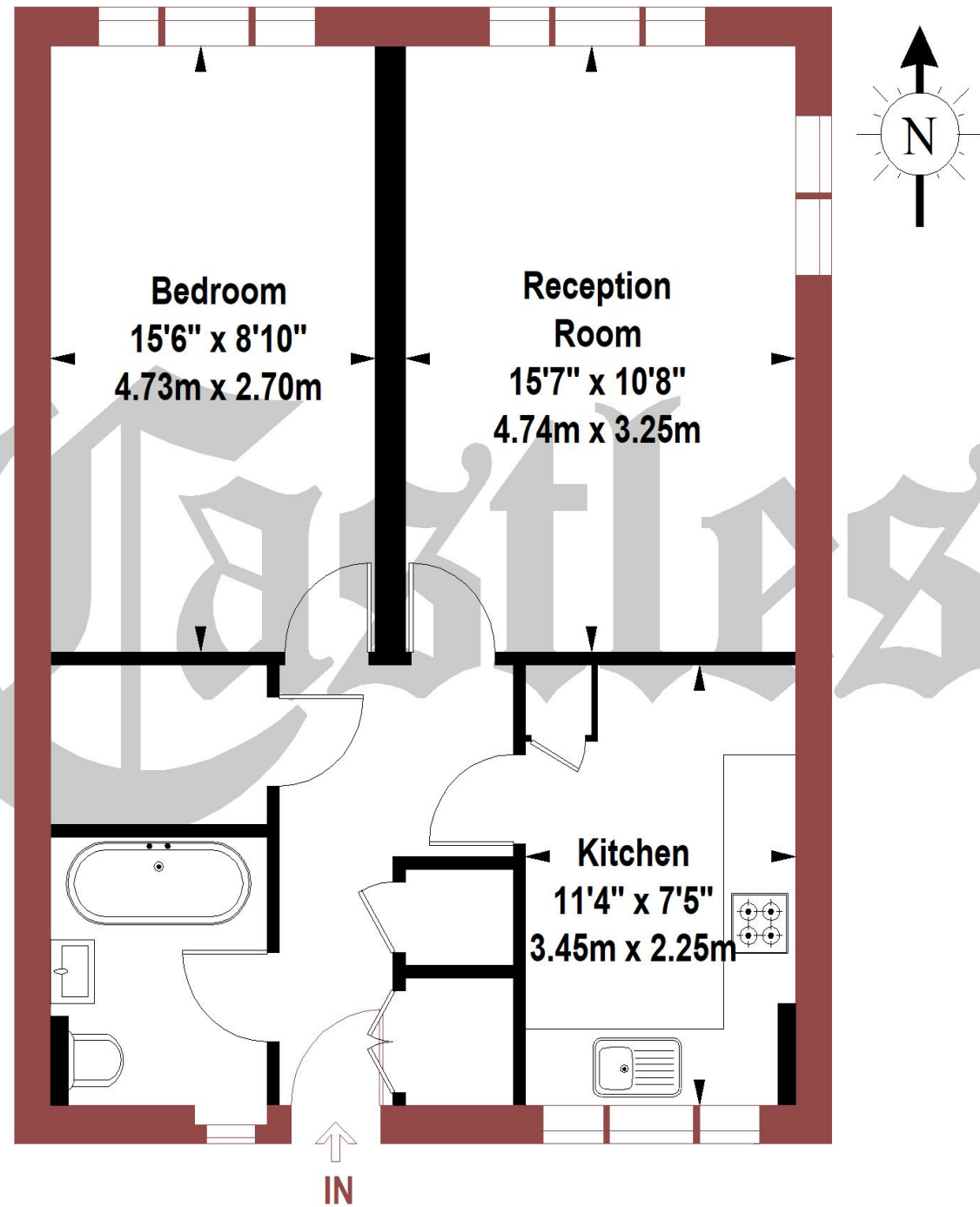
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Approx. Gross Internal Area = 51.56 sq m / 555 sq ft



Second 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

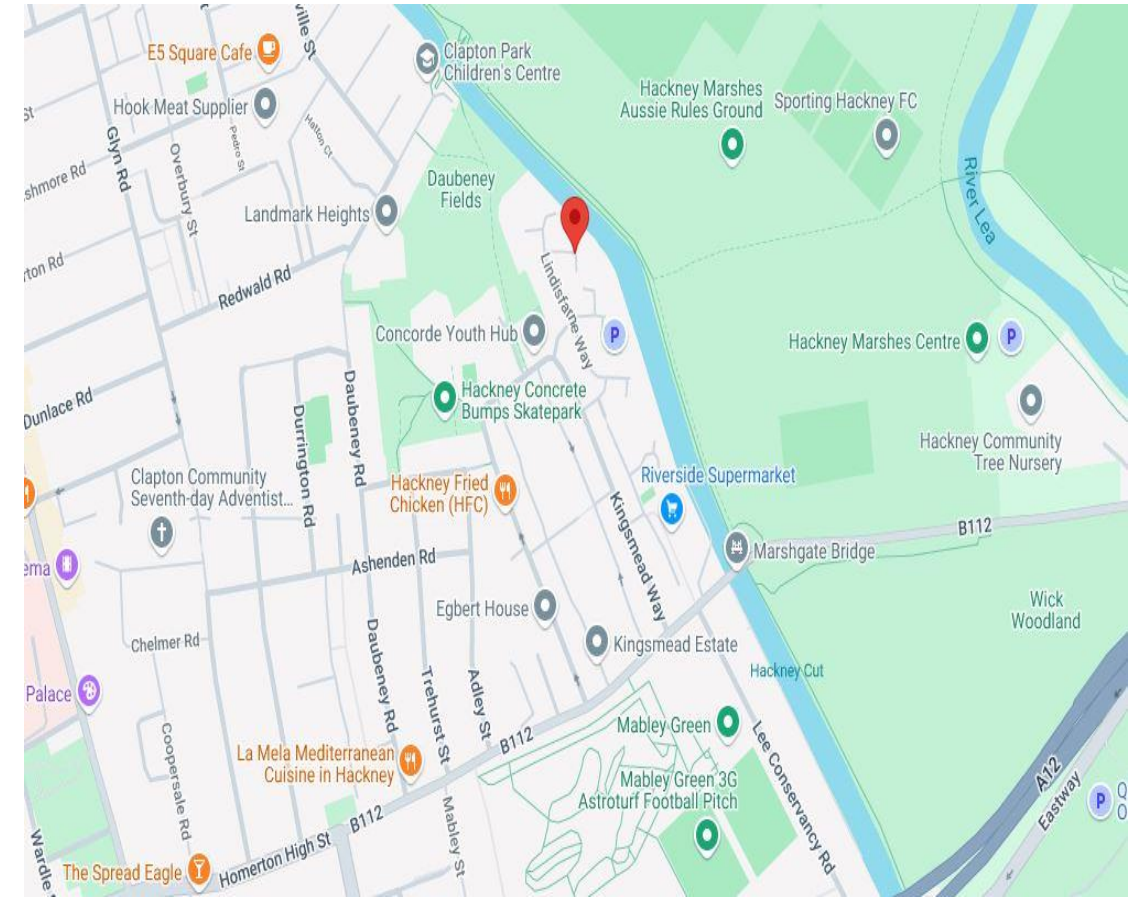
The area is served well through a network of local bus routes and train services. (Hackney Downs Main Line Station into Liverpool Street and Homerton & Hackney Central Stations on the North London Line)

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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