



Upper Clapton Road, E5 9DH

£875,000

Leasehold

Castles

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## Upper Clapton Road, E5 9DH

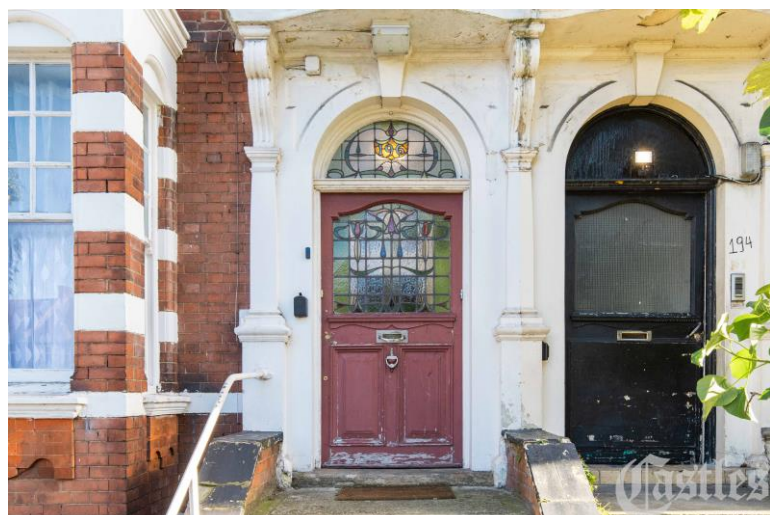
Castles Hackney is delighted to bring to market a rare opportunity in the highly sought-after Upper Clapton area. This generously sized 3 double bedroom split level maisonette, offering over 1660 square feet, and set across two floors, presents an exciting chance for buyers looking to create their dream home. With a spacious layout throughout, high ceilings, period features and ample natural light, the property offers plenty of potential for modernisation and personalisation. Though in need of updating, it provides a solid foundation with well-proportioned rooms, ideal for those looking to add value through renovation. The maisonette enjoys a prime location, close to the green spaces of Springfield Park and the scenic River Lea, offering outdoor leisure opportunities right at your doorstep. Additionally, the property is well-served by Clapton Station, which provides excellent transport links to central London and beyond, making it ideal for commuters. Whether you're a family seeking a vibrant community atmosphere or an investor looking to unlock the potential of a well-located property, this maisonette is an unmissable opportunity to create a modern, stylish home. Being offered on a chain free basis.

*Tenure - Leasehold*  
*Tenure Arrangement - 83 Years*  
*Service Charge: £1,075.72 pa*  
*Ground Rent - £9.00 pa*  
*Council Tax - E*  
*EPC - D 63,82*

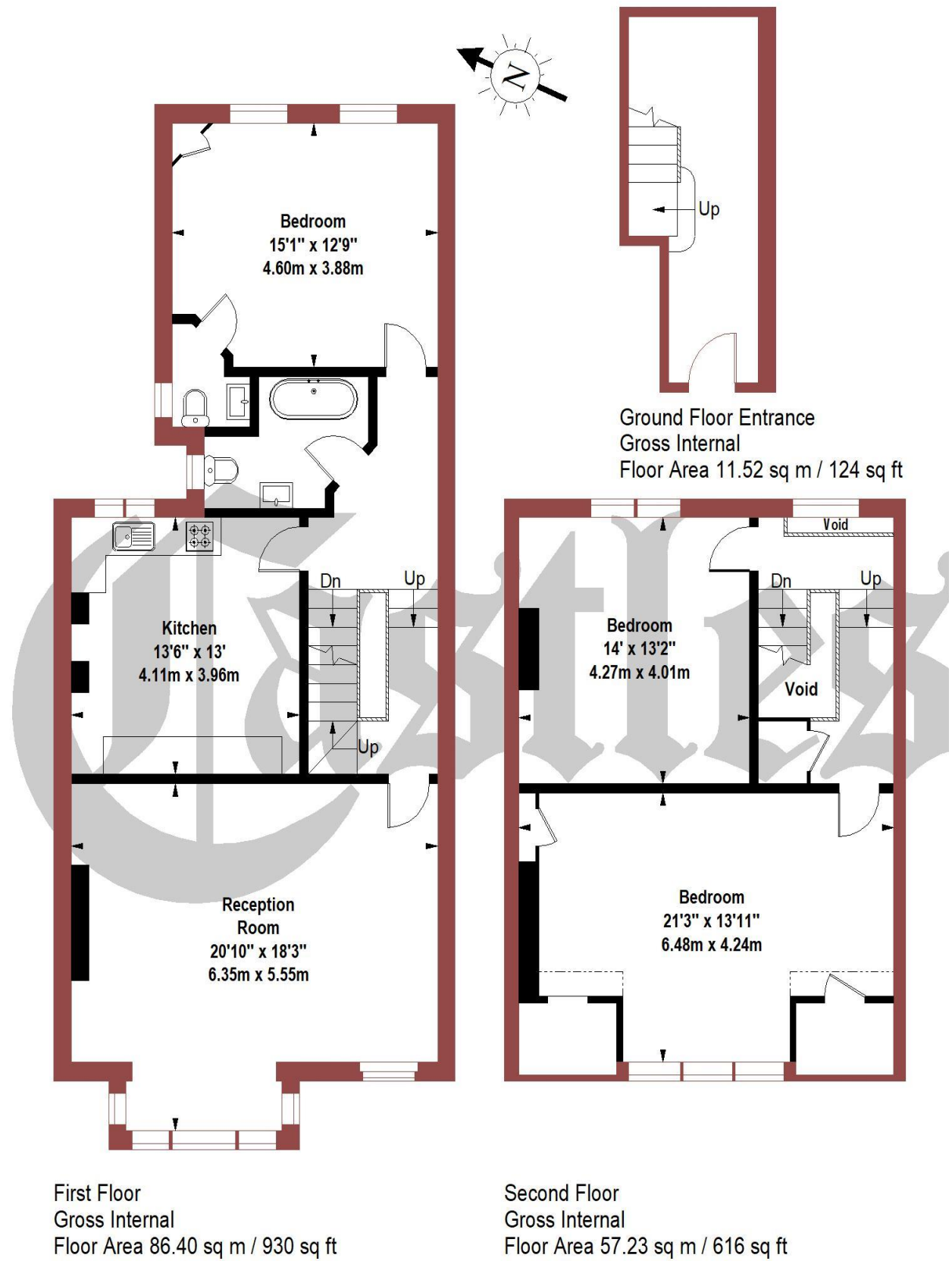
**£875,000 Leasehold**

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hackney@castles.london



Approx. Gross Internal Area = 154.49 sq m / 1663 sq ft



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

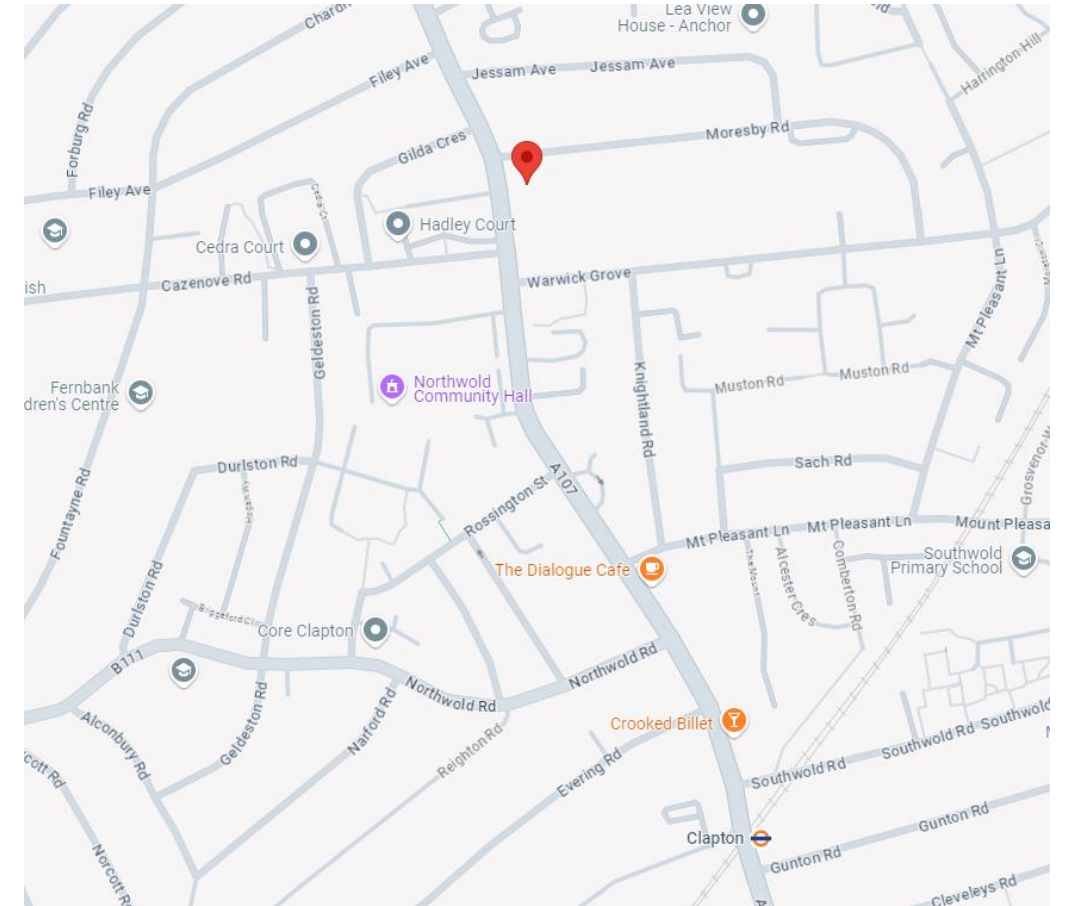
The area is served well through a network of local bus routes and train services. (Hackney Downs Main Line Station into Liverpool Street and Homerton & Hackney Central Stations on the North London Line

### 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).



# Castles

44 Lower Clapton Road  
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All details including floorplans are for representation purposes only and do not constitute a contract or warranty. Whilst every effort is made to ensure accuracy of descriptions and measurements, no responsibility is taken for errors, omissions and misstatements.

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