



Wigan House, Warwick Grove, E5 9JE

£375,000

Leasehold

Castles

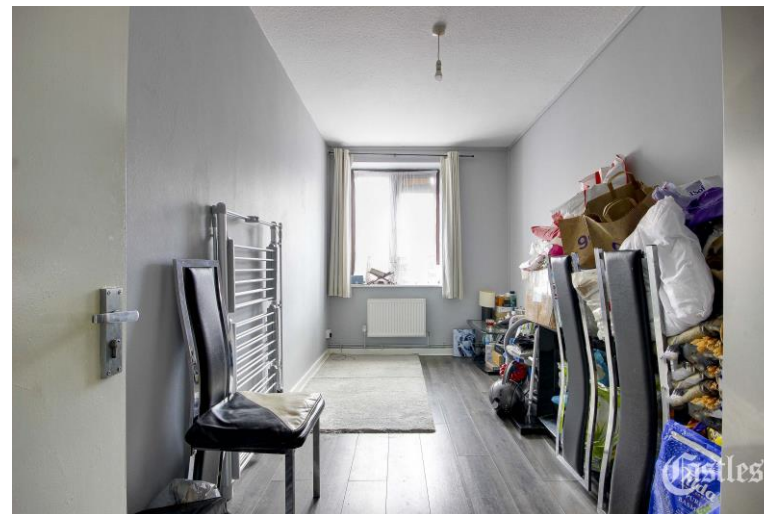
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Castles are delighted to offer this spacious three-bedroom flat which occupies the second floor of a purpose built ex-local authority block. This property floods in natural light and offers generous room proportions. Comprising of three double bedrooms, a reception room, a family bathroom with a separate w/c and a kitchen. It is also located in the middle of the popular green spaces of Springfield Park and the Marshes. In addition to there being numerous bus links close by, Clapton Overground Station is only a 10-minute walk away.

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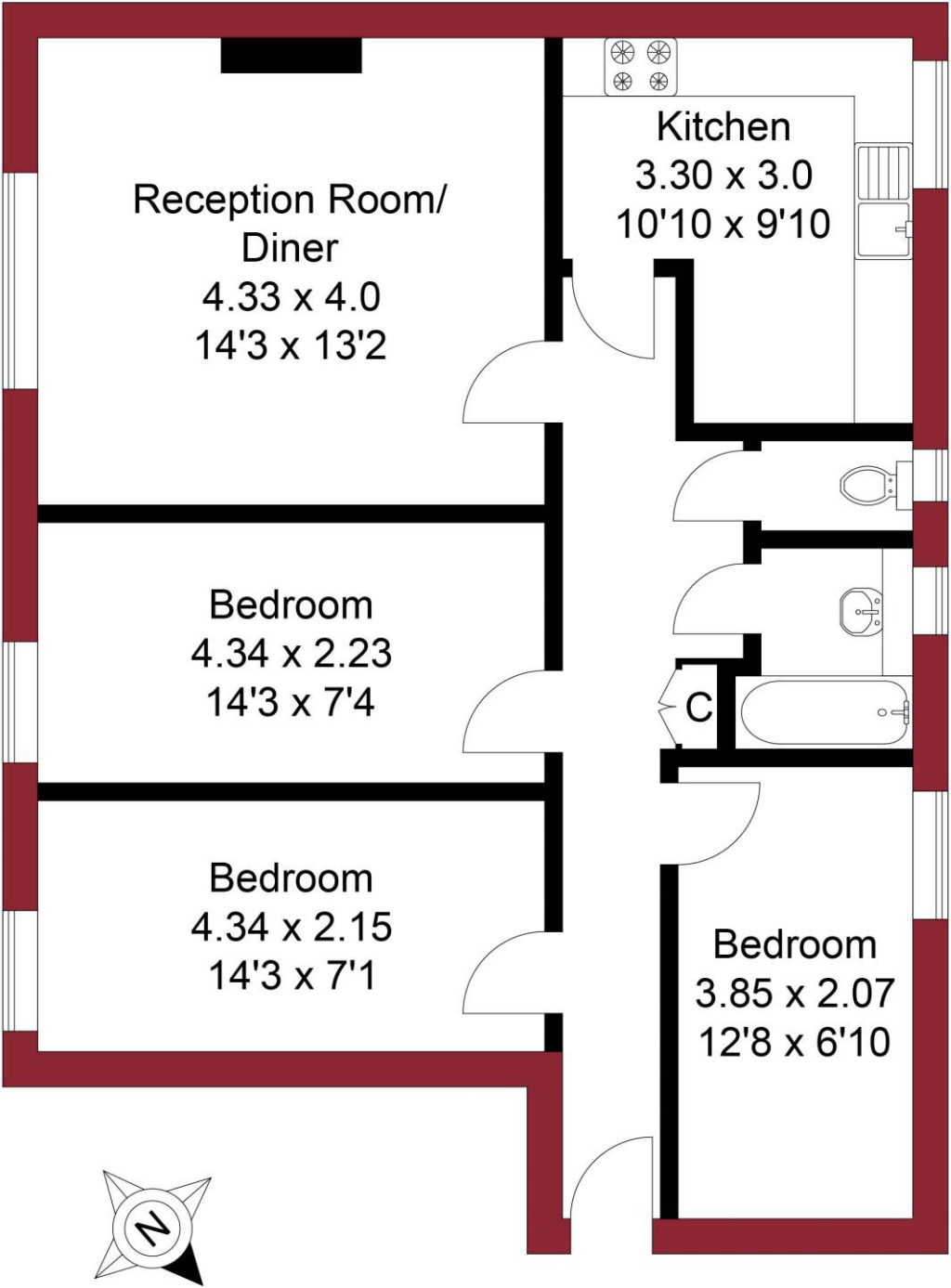
Castles

020 8985 0106
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APPROXIMATE GROSS INTERNAL AREA
69.30 sqm / 745.93 sqft



SECOND FLOOR

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

An overview of the area

Lower Clapton

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).

Property Information:

Tenure – Leasehold

Tenure Arrangement - 106 years Approx.

Service Charge - £96 pm

Ground Rent - inc.

Council Tax – C

EPC - C 76,81

Internet Speed: tbc

How old is the boiler- 2 years Last Serviced- Due

Location of the stopcock – tbc

Building and Appliance Warranties and Guarantees - None

Vendors onward situation - Moving on



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