



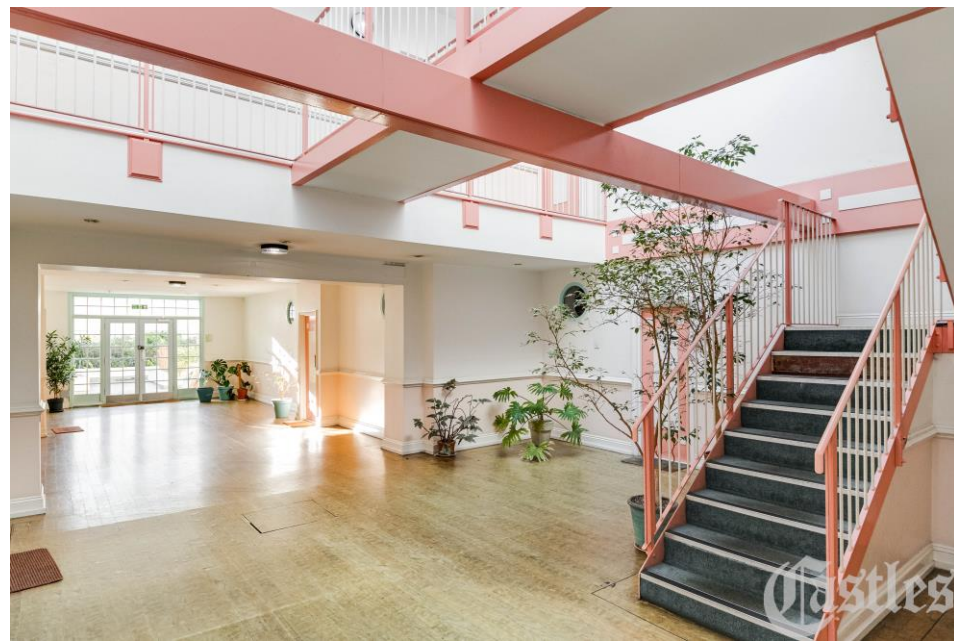
Strand Building, Urswick Road, E9 6DW

£425,000

Share of Freehold

Castles

Castles



Strand Building, Urswick Road, E9 6DW

Rare to the market is this one-bedroom apartment located within a glorious Art Deco building named The Strand Building. The property boasts wonderfully high ceilings and an abundance of natural light and comprises large reception room with full length windows, separate fitted kitchen, bathroom, secure gated parking, and enviable communal gardens/terracing. Situated in the vibrant area of E5, this property is surrounded by an array of local amenities, ensuring a convenient and enjoyable lifestyle. The neighbourhood offers a diverse range of dining options, trendy cafes, and boutique shops, making it an ideal setting for those seeking a dynamic urban experience. For nature enthusiasts, the leafy green spaces of the Hackney Downs Park and Hackney Marshes are just a short walk away, offering a peaceful haven amidst the urban landscape. Transportation links are easily accessible, with several bus routes and the local train stations, facilitating seamless connectivity to the wider City and beyond. Whether you're commuting for work or exploring the cultural richness of London, this well-connected location ensures that you are always well-connected and ready to embrace the best of City living.

*Tenure – Share of Freehold
Tenure Arrangement - 97 years Approx.
Service Charge - £3,800 pa
Ground Rent - £100 pa
Council Tax - B - £1,379.22
EPC - C 72, 79*

£425,000 **Share of Freehold**

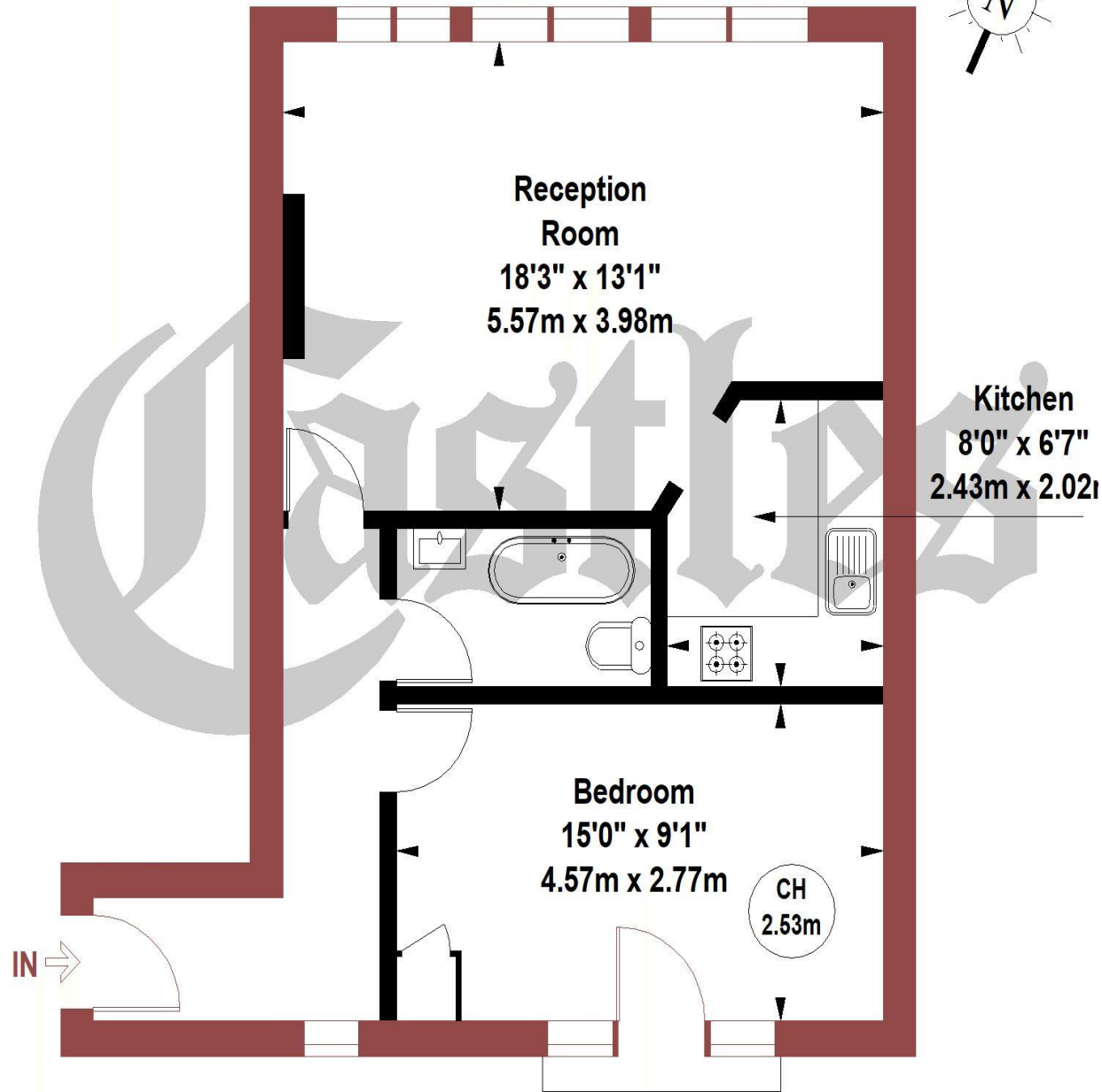
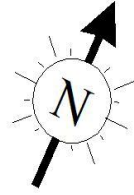
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Approx. Gross Internal Area = 48.18 sq m / 519 sq ft

Key :
CH - Ceiling Height



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

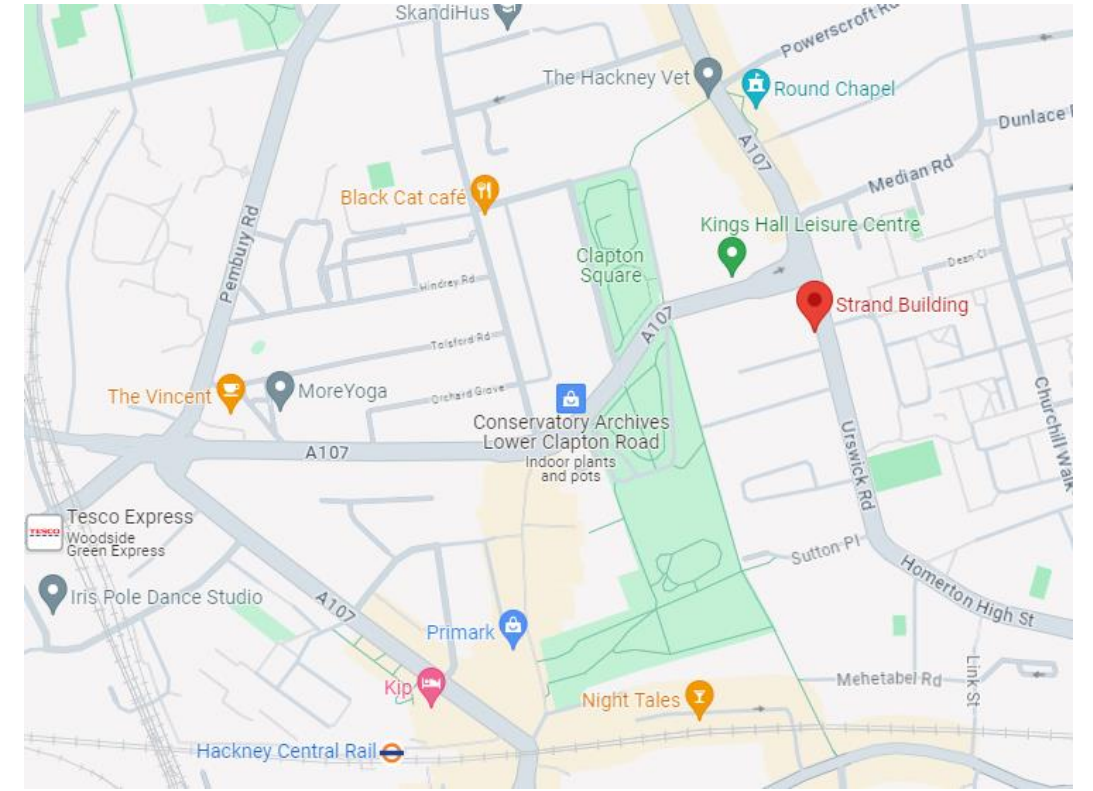
The area is served well through a network of local bus routes and train services. (Hackney Downs Main Line Station into Liverpool Street and Homerton & Hackney Central Stations on the North London Line

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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