



**Charnwood House, Charnwood Street, E5 8SN**

£295,000

Leasehold

**Castles**

## Charnwood House, Charnwood Street, E5 8SN

Offered to the market as a chain free opportunity, this conveniently located one-bedroom ground floor purpose built flat is ideal for first-time buyers and investor. Comprised of bedroom, large reception room, fitted kitchen, bathroom and a private garden. The local amenities of Upper Clapton Road is moments away offering a vibrant area with a variety of shops, cafes, and amenities to cater to your daily needs. Stoke Newington Church Street is also within walking distance, offering a diverse range of boutiques, restaurants and coffee shops. Excellent connectivity with Clapton Overground Station nearby, facilitating easy and quick travel across the city and beyond.



Tenure - Leasehold  
Tenure Arrangement - approx 104 years  
Service Charge - £62 pcm  
Ground Rent - £9pa  
Council Tax - B  
EPC - C 70, 75

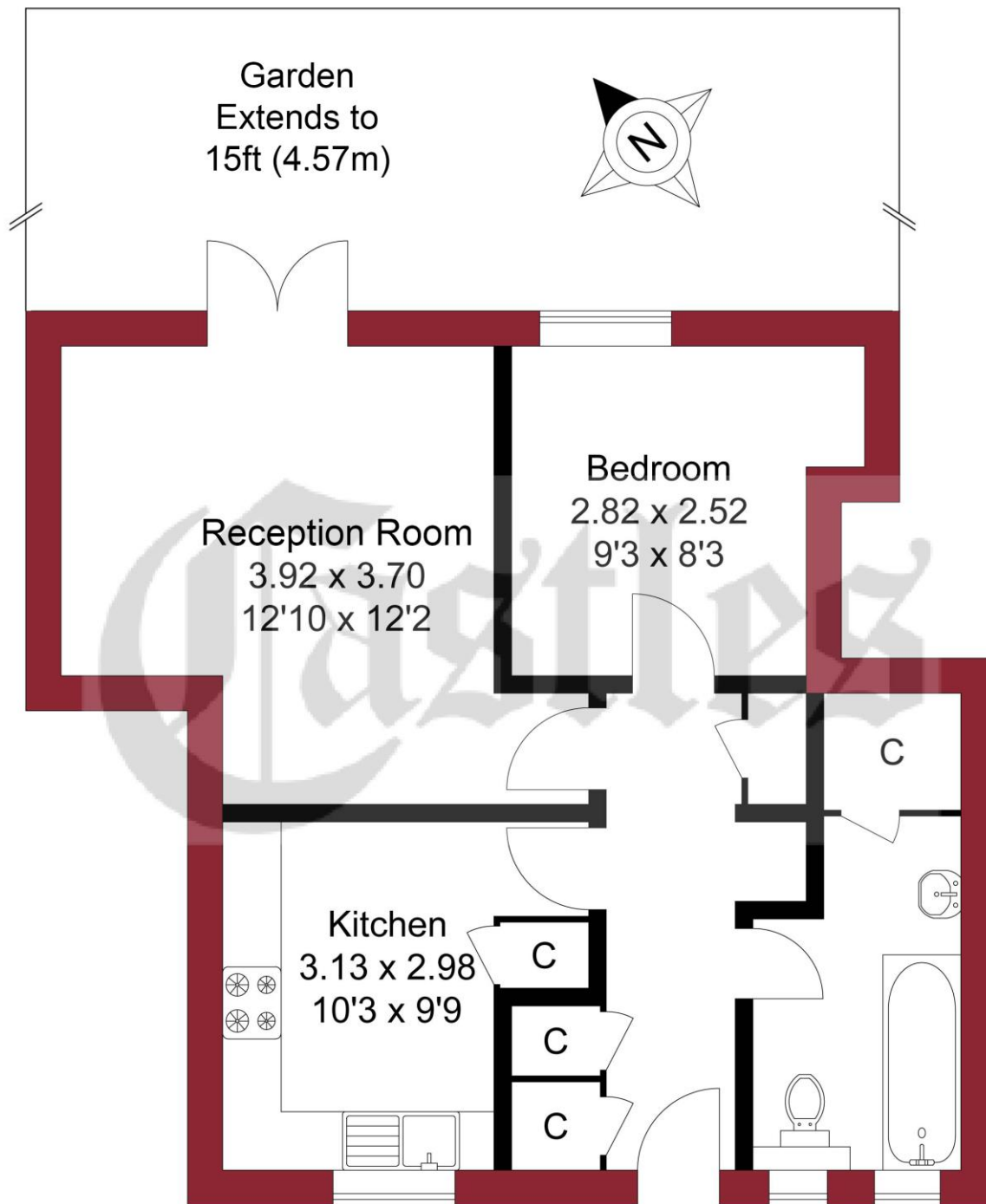
**£295,000** Leasehold

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020 8985 0106  
hackney@castles.london



APPROXIMATE GROSS INTERNAL AREA  
45.0 sqm / 484.37 sqft



### GROUND 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

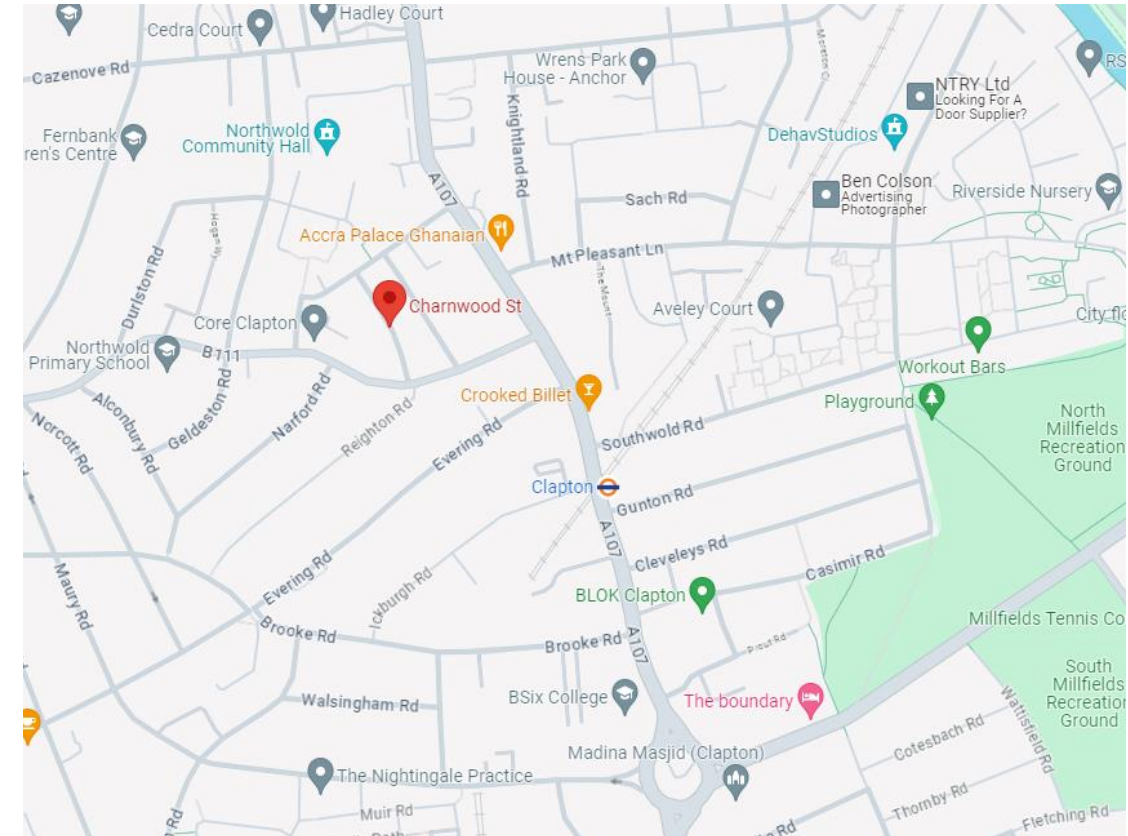
The area is served well through a network of local bus routes and train services. (Hackney Downs Main Line Station into Liverpool Street and Homerton & Hackney Central Stations on the North London Line

#### 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).



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44 Lower Clapton Road  
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