



Cypress Close, E5 8RB

£450,000

Leasehold

Castles



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Castles are pleased to offer this exquisite two-bedroom top-floor apartment situated in a contemporary development in Clapton offers a perfect blend of modernity and comfort. Bathed in natural light, the apartment boasts spacious proportions and a delightful south-facing balcony providing charming rooftop views. Upon entering, you are greeted by a spacious master bedroom featuring large windows and fitted wardrobes, ensuring ample storage and a bright, airy ambiance. The second double bedroom is equally inviting, offering comfort and versatility. The well-appointed modern family bathroom boasts fantastic storage solutions, enhancing convenience and functionality. The heart of the home lies a bespoke fitted kitchen, complete with modern appliances and ample counter space. Adjacent to the kitchen is good sized separate reception room which easily accommodates a dining area, perfect for enjoying meals with loved ones. The generous living room is a welcoming space, providing direct access to the balcony, ideal for alfresco dining or simply unwinding while soaking in the views over London skyline. With the additional benefit of parking place and permit, Cypress Close enjoys a prime location, just a short stroll away from the vibrant Stoke Newington Church Street and Chatsworth Road. Residents can indulge in the diverse array of shops, restaurants, and bars that characterize these bustling areas. Transport links are conveniently accessible, with Clapton Station and Rectory Road Station mere minutes away, along with an array of bus routes along Northwold Road. Furthermore, Dalston Junction is within close proximity, ensuring seamless connectivity to the wider city. In summary, this impeccably appointed apartment presents an exceptional opportunity to embrace contemporary living in a sought-after location, offering comfort, convenience, and style in equal measure.

Tenure - Leasehold
Tenure Arrangement - 106
Service Charge - £202.05 pm
Ground Rent - (included in service charge & Water)
Council Tax - C £1,668.77
EPC - C 78, 81

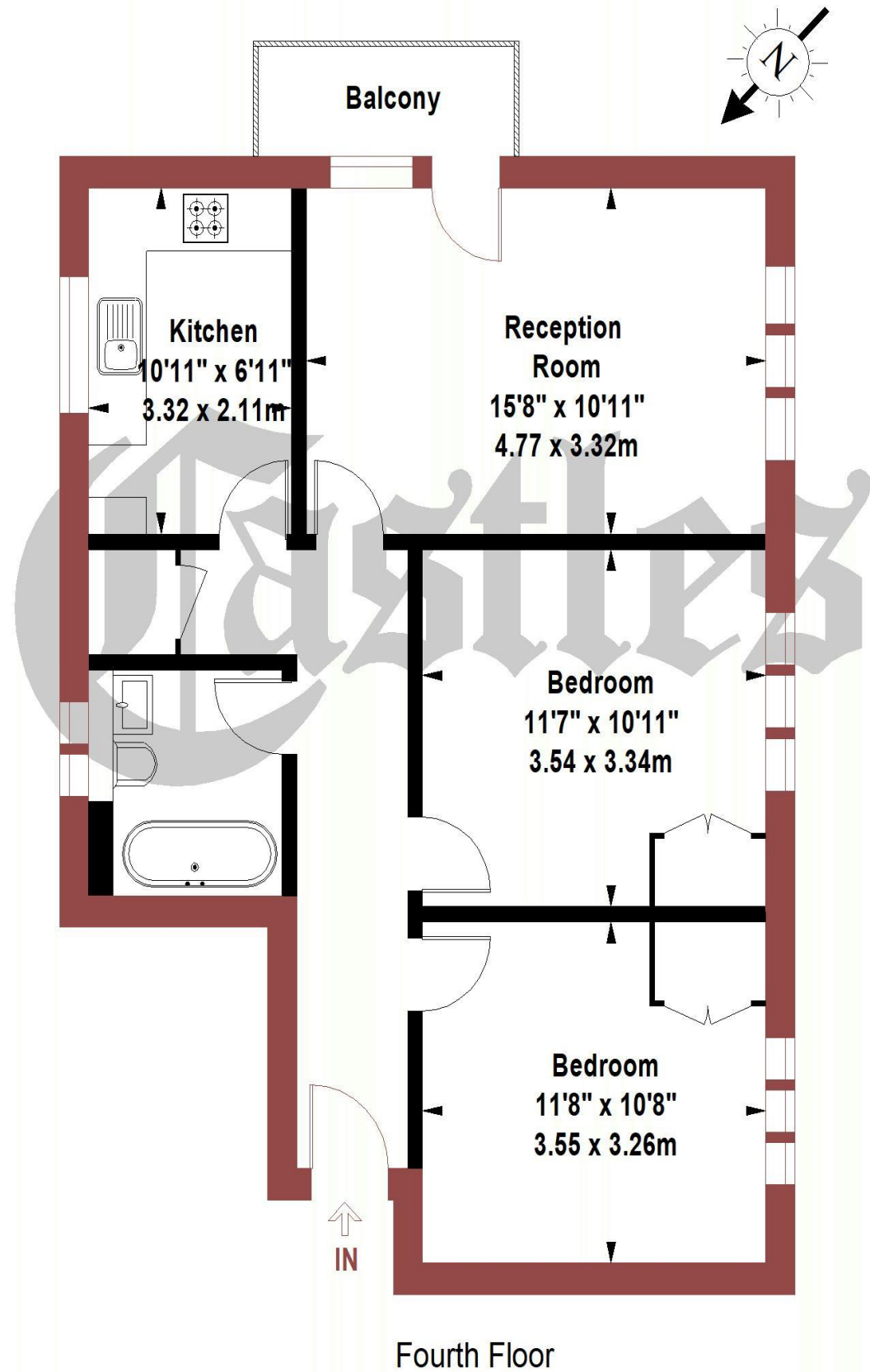
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Approx. Gross Internal Area = 63.08 sq m / 679 sq ft

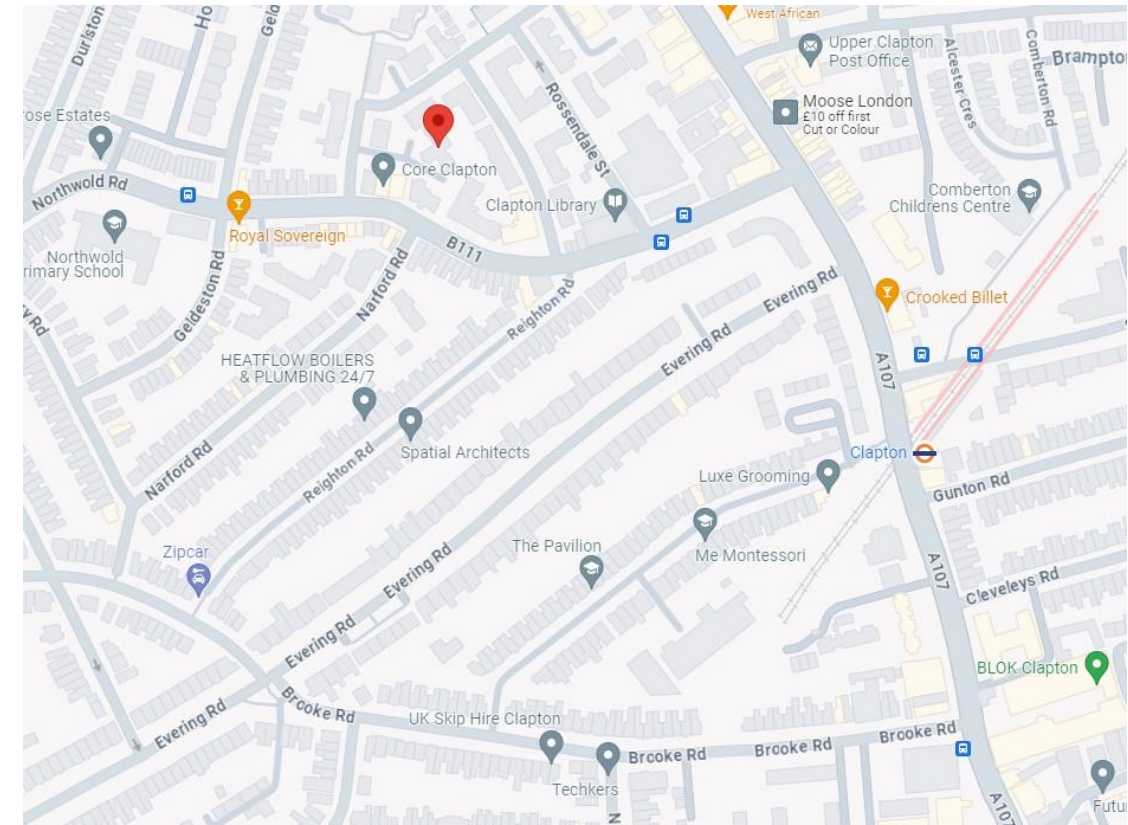


The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied 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. (Clapton 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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