

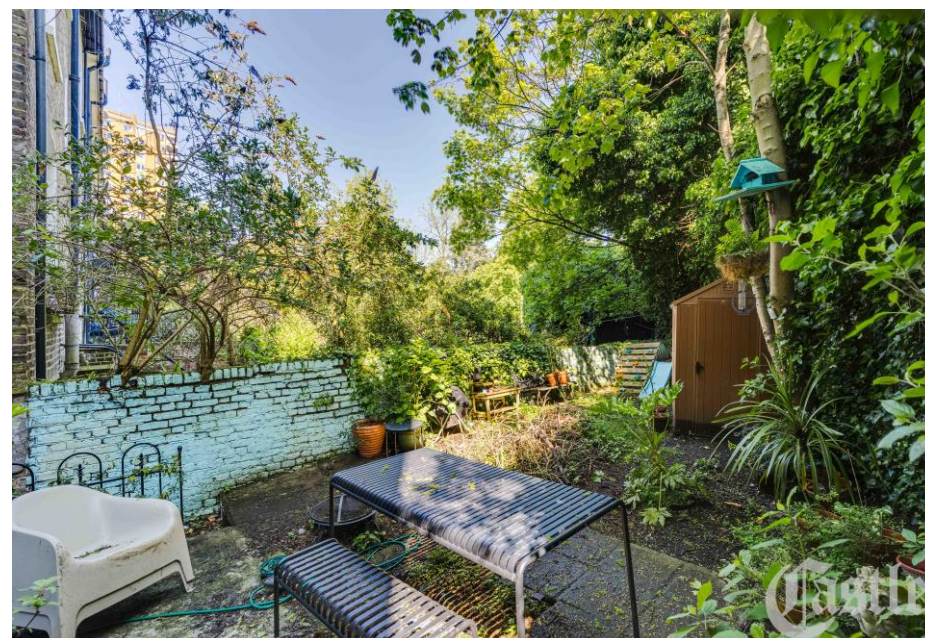


Richmond Road, E8 3NJ

£775,000

Leasehold

Castles



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This beautifully presented split level period conversion flat is located moments away from the highly desirable open green spaces of London Fields and the delights of Broadway Market. Enjoying charming interiors with much thought given to space and light and benefiting from sash windows and wooden flooring. Composed of its own entrance, modern integrated kitchen, a magnificent living space and its own private garden. The flat is perfectly positioned for the best of London Fields with many fantastic restaurants locally. Weekly markets take place at Victoria Park, with Broadway Market also a short walk along the Regent's Canal Path. E5 Bakehouse, on the edge of London Fields, is excellent for freshly baked artisan bread, and nearby Netil Market is a thriving hub of restaurants, breweries and coffee roasters. London Fields station is a short stroll away with its links to Liverpool Street and beyond.

Tenure - Leasehold
Tenure Arrangement - 94 years
Service Charge - £650.00 pa Approx.
Ground Rent - £9.00 pa
Council Tax - D
EPC - D 56, 74

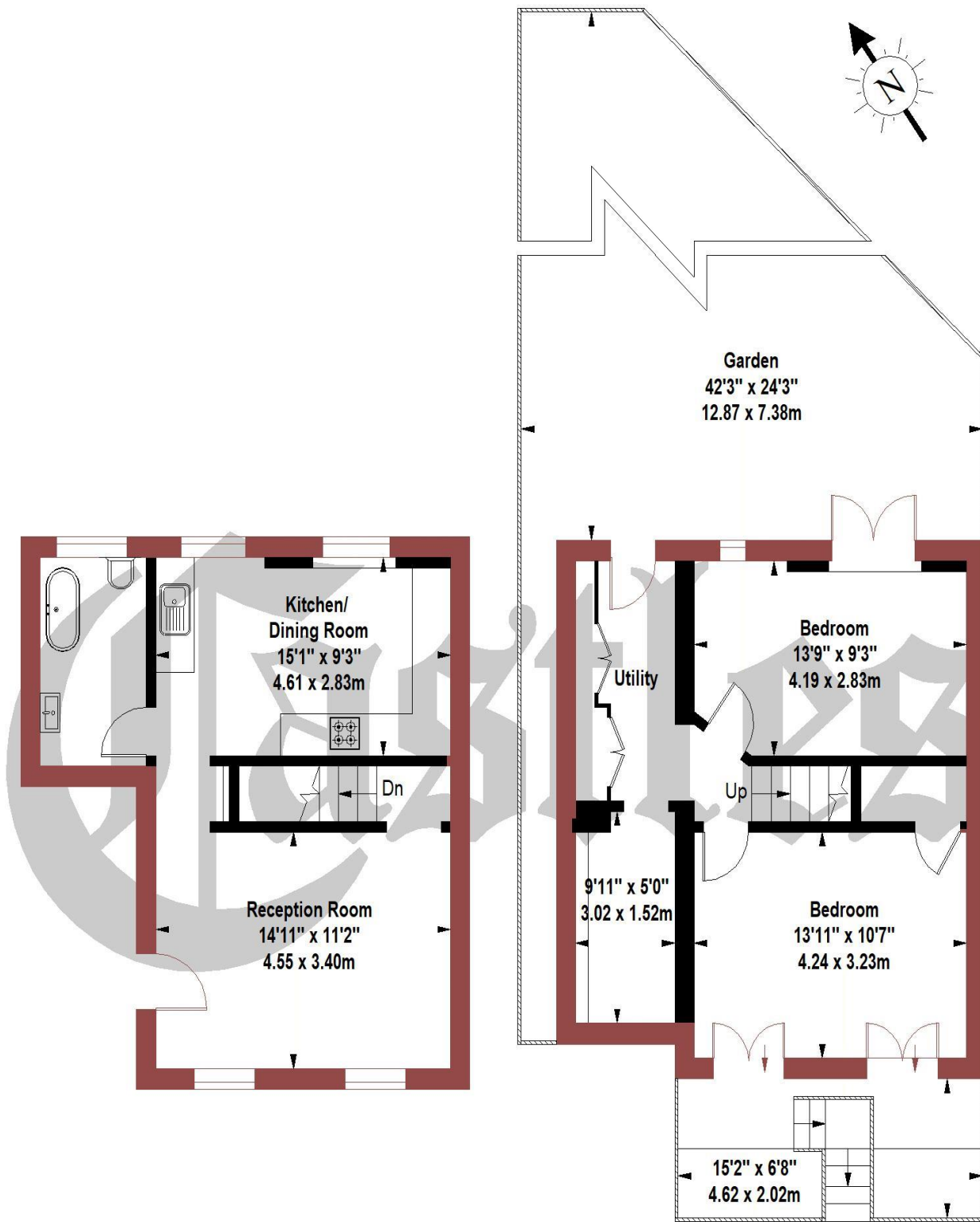
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Approx. Gross Internal Area = 81.75 sq m / 880 sq ft



Ground Floor
Gross Internal
Floor Area 39.2 sq m / 420 sq ft

Lower Ground Floor
Gross Internal
Floor Area 42.7 sq m / 460 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

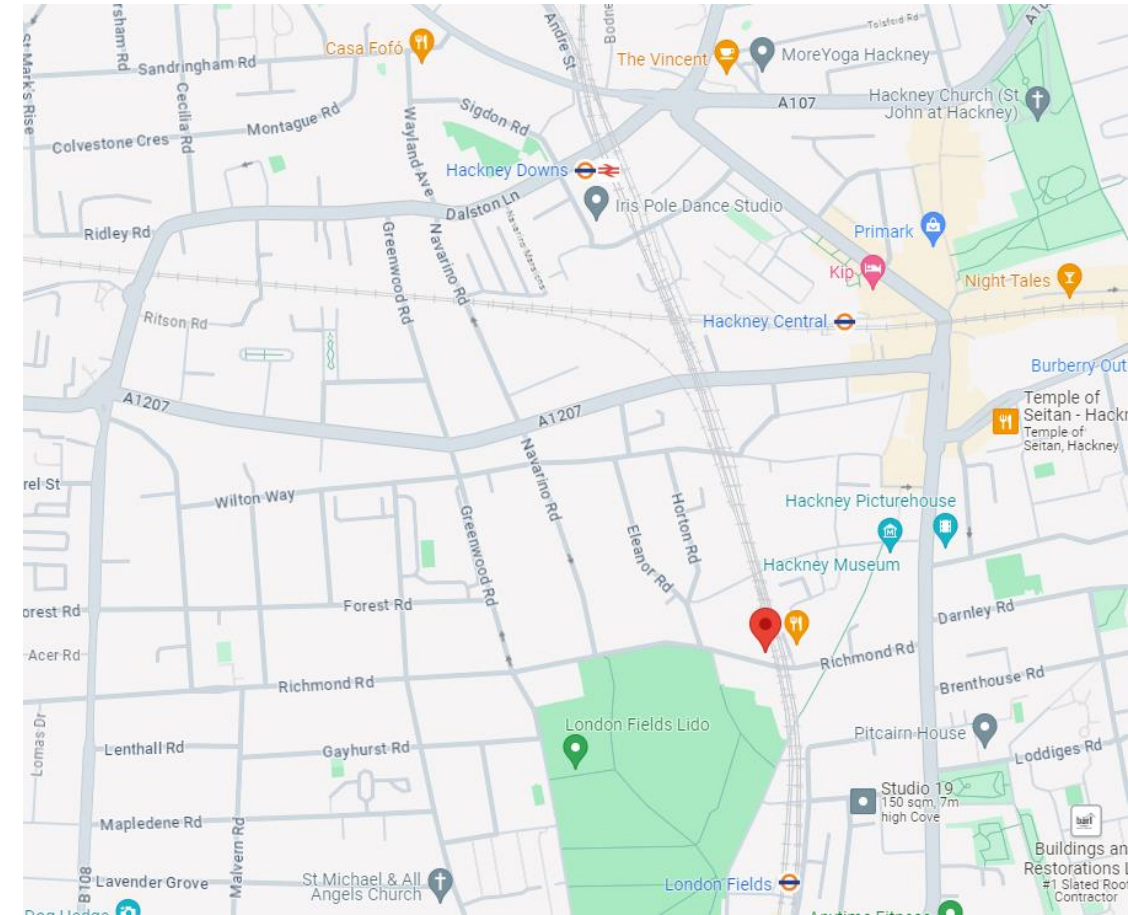
The area is served well through a network of local bus routes and train services. (Hackney Downs Main Line Station into Liverpool Street and Homerton & Hackney Central Stations on the North London Line)

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).



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