

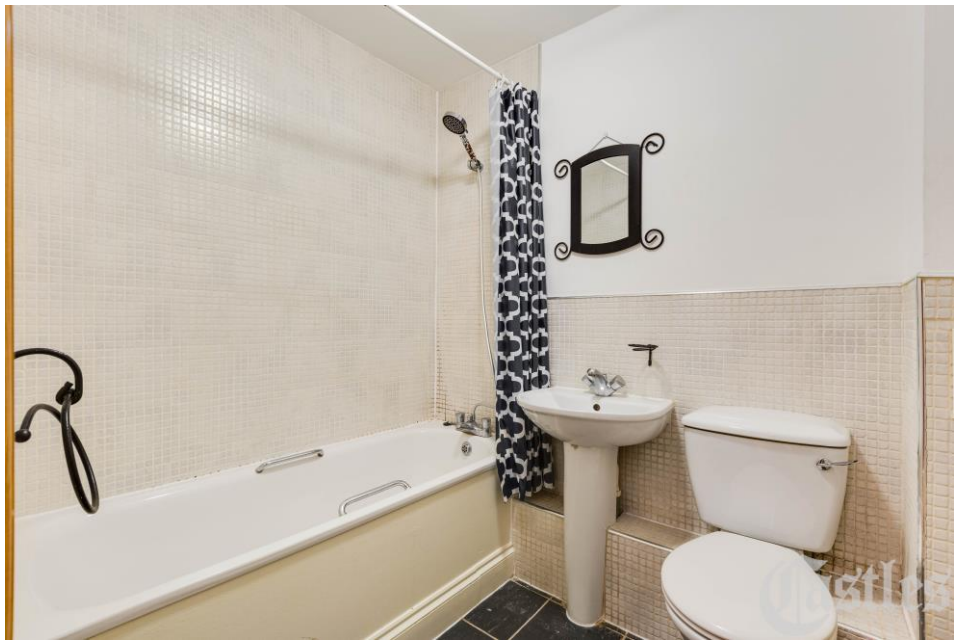


The Science Block, Bradstock Road, E9 5BZ

£475,000

Share of Freehold

Castles



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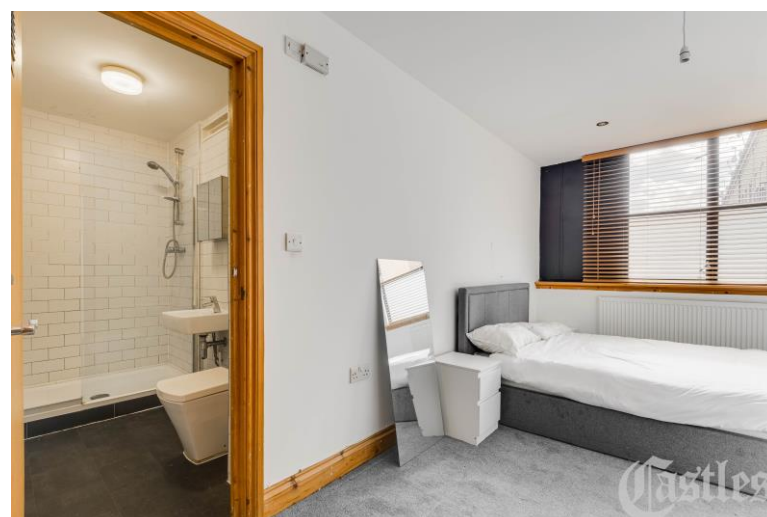
Castles are pleased to offer a larger than average two-bedroom, two-bathroom apartment forming part of a converted school moments from Victoria Park. Set on the ground floor measuring over 740 sq. ft. is this well-maintained apartment boasting a wealth of natural light, a sociable open plan reception leading onto bespoke modern kitchen. Further benefitting from an inviting hallway with storage spaces leads through to two generous double bedrooms and a family bathroom. The master bedroom also benefits from a modern en-suite shower room. Number of green open spaces surround the property including Victoria Park and Well Street Common just a short stroll away. The Victoria Park Village shops, coffee shops, bars, restaurants and local amenities are within walking distance. Nearby Homerton Overground offers swift links to Stratford (Westfield Shopping Centre), Highbury & Islington and beyond. Bradstock Road is well positioned for a commute to The City, West End or nearby Canary Wharf. Offered on a chain free basis.

Tenure - Share of Freehold
Tenure Arrangement - 125 years
Service Charge - £1,609 pa
Council Tax - D £1,877 pa
EPC - C 76, 77

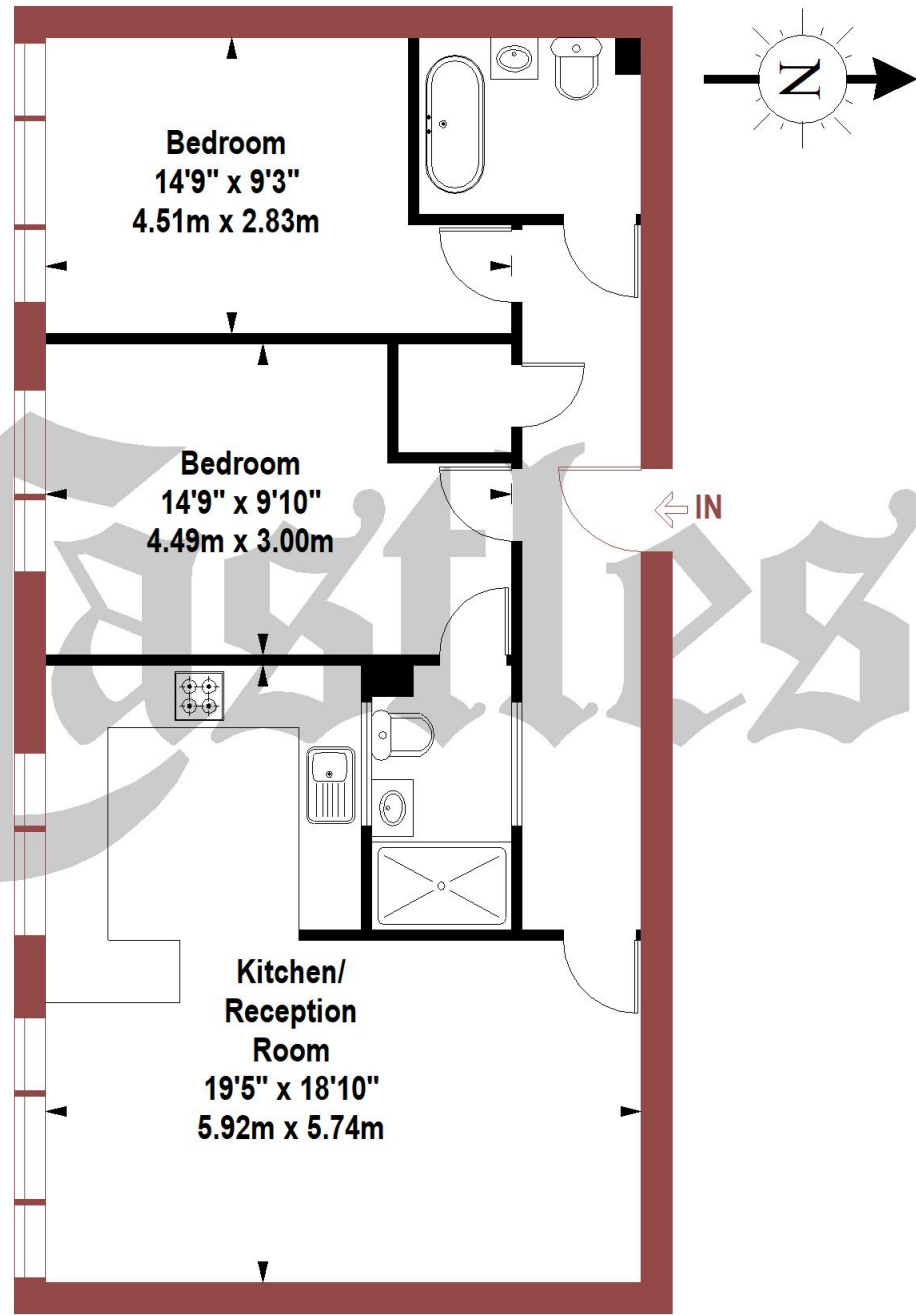
£475,000 **Share of Freehold**

Castles

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hackney@castles.london



Approx. Gross Internal Area = 68.93 sq m / 742 sq ft



Ground 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

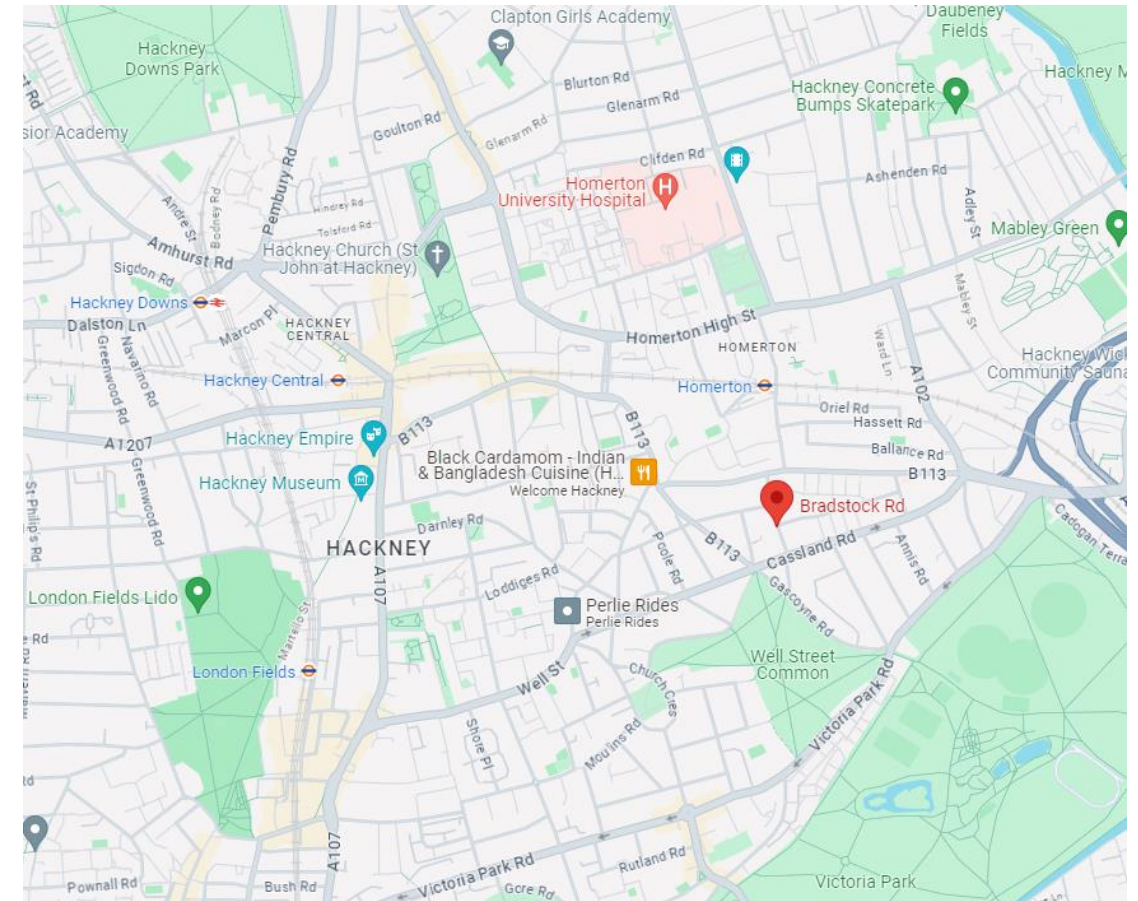
The area is served well through a network of local bus routes and train services. (Hackney Downs Main Line Station into Liverpool Street and Homerton & Hackney Central Stations on the North London Line

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).



Castles

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All details including floorplans are for representation purposes only and do not constitute a contract or warranty. Whilst every effort is made to ensure accuracy of descriptions and measurements, no responsibility is taken for errors, omissions and misstatements.



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