



**Cedarwood Court, Clapton Common, E5 9FU**

£550,000

Leasehold

**Castles**







## Cedarwood Court, Clapton Common, E5 9FU

Positioned on the second floor of this impressive modern development is this two bedroom apartment boasting over 750 sqft . The property boasts entrance hall with ample built in storage leading to open plan living /bespoke kitchen with access to a private balcony with stunning views over Clapton Common. The property offers two bedrooms with the main bedroom boasting modern en-suite shower room. Perfectly positioned with exceptional views over the local landscape and within easy reach of Stamford Hill and Clapton overground stations providing easy access into the City and West End and only a short distance from Stoke Newington Church Street with its array of trendy bars, coffee shops and outstanding restaurants. Property being offered on a chain free basis.

*Tenure - Leasehold  
Tenure Arrangement - 239 yrs  
Service Charge - £3,216.00 pa  
Ground Rent - £350.00 pa  
Council Tax - D  
EPC - B 88, 88*

**£550,000    Leasehold**

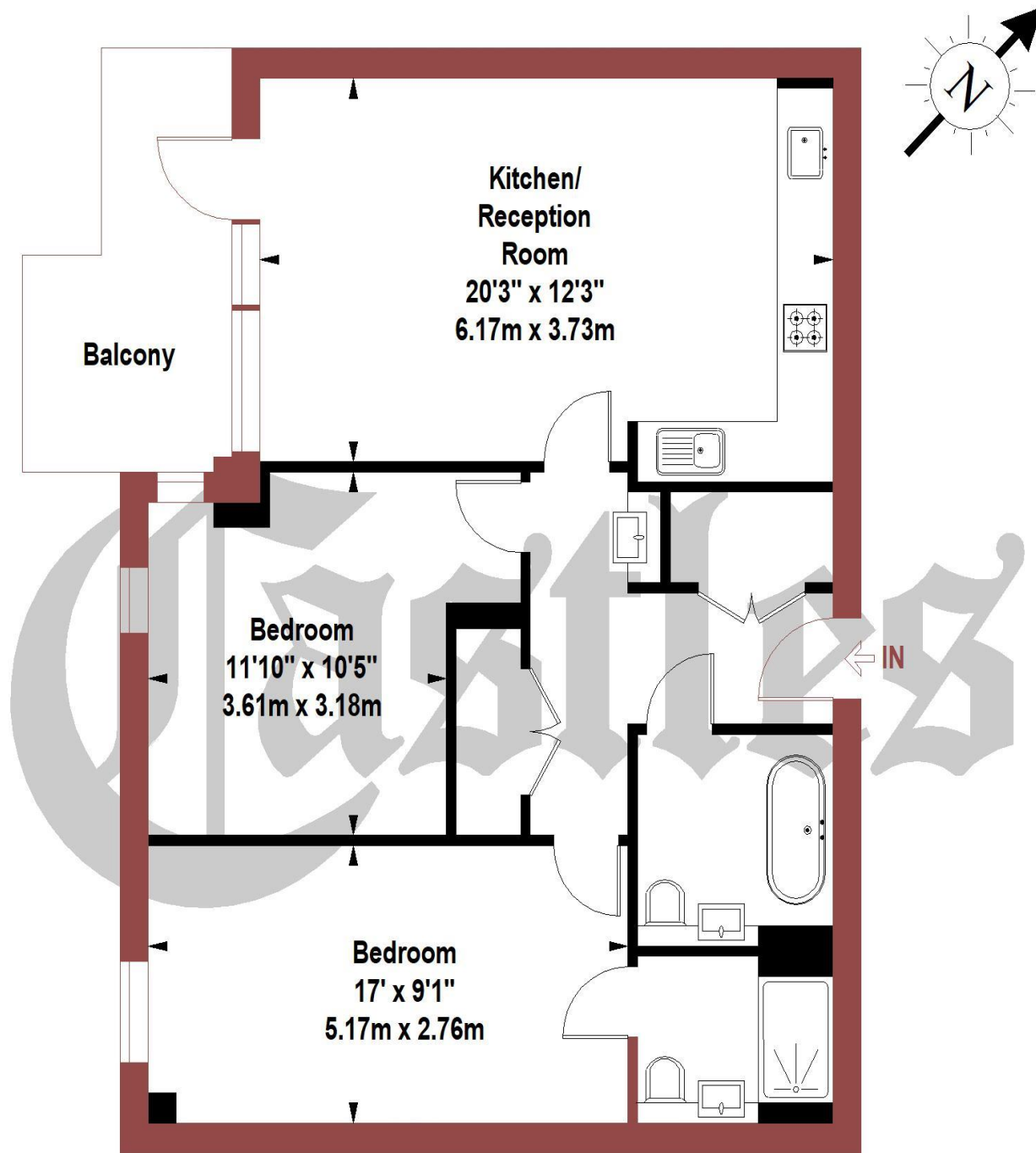
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**020 8985 0106  
hackney@castles.london**





Approx. Gross Internal Area = 71.07 sq m / 765 sq ft



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

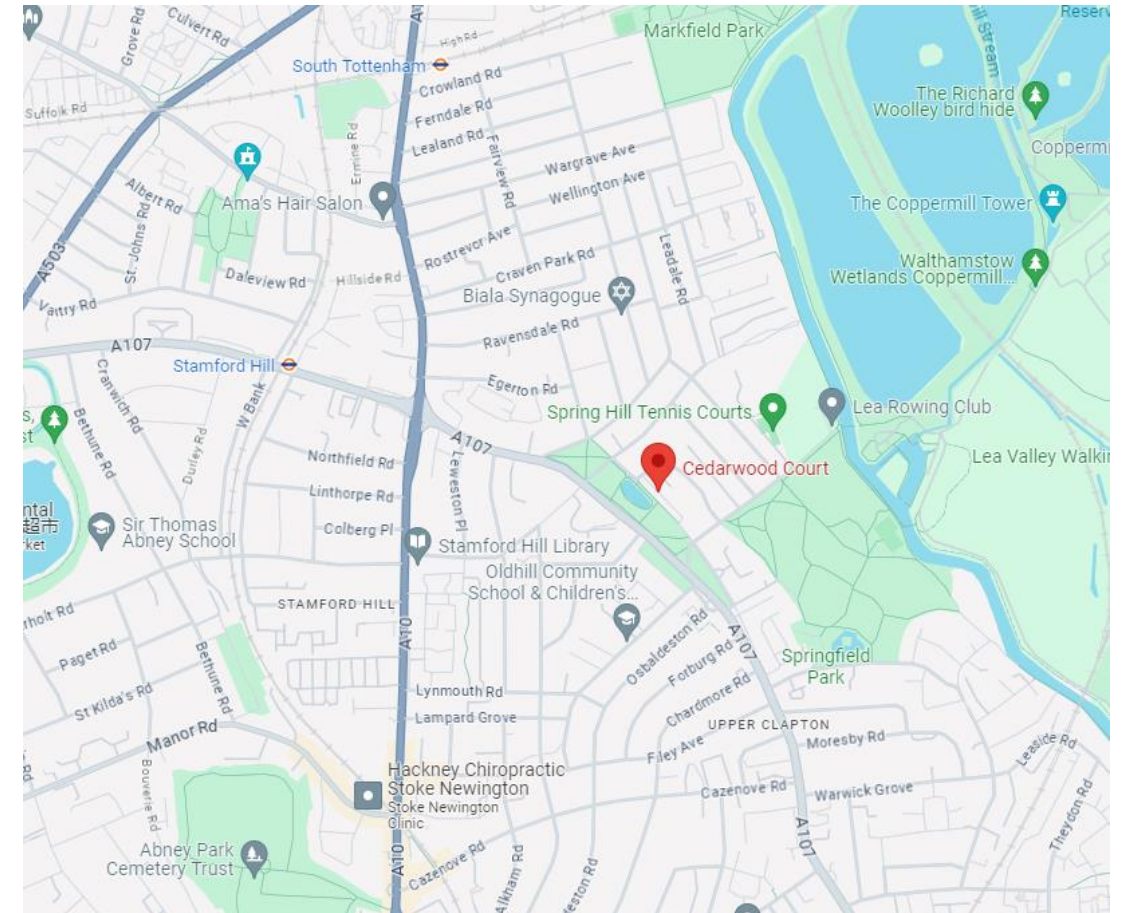
The area is served well through a network of local bus routes and train services. (Hackney Downs Main Line Station into Liverpool Street and Homerton & Hackney Central Stations on the North London Line)

### 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).



# Castles

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