



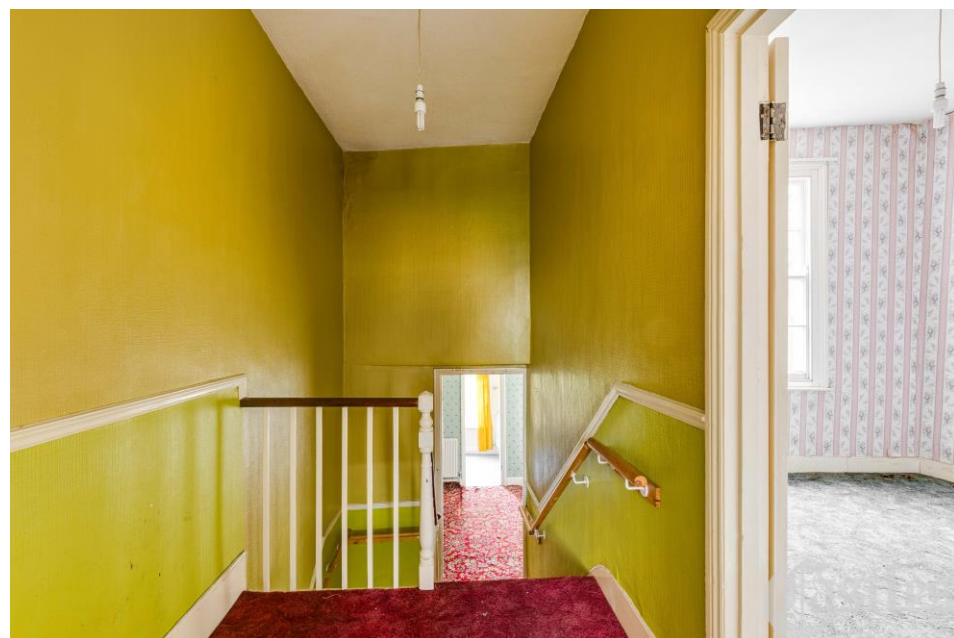
**Rendlesham Road, E5 8PA**

£1,100,000

Freehold

Castles

**Castles**



## Rendlesham Road, E5 8PA

Castles are pleased to offer this imposing three-bedroom period home, in need of refurbishment, offering spacious interiors situated on a sought-after residential road. The property features generous rooms, high ceilings throughout, providing great flexibility. It includes twin reception rooms, kitchen, a family bathroom, cellar, and a private garden. Rendlesham Road is well located between Stoke Newington and Lower Clapton, close to excellent transport links. These include Clapton Station and Rectory Road Station, providing access to Liverpool Street in one direction and Seven Sisters for connections to the Victoria Tube Line in the other. Numerous local bus routes offer ease of access into the West End and City and beyond. Stoke Newington Church Street, renowned for its vibrant atmosphere, boutique shops, and diverse eateries is also close by. For nature enthusiasts, the leafy green spaces of Millfields Park, River Lea and Downs Park are just short walk away, offering a peaceful haven amidst the urban landscape. Being sold on a chain free basis.

*Tenure - Freehold*  
*Council Tax - E £2,042.44*  
*EPC - D 55,80*

**£1,100,000 Freehold**

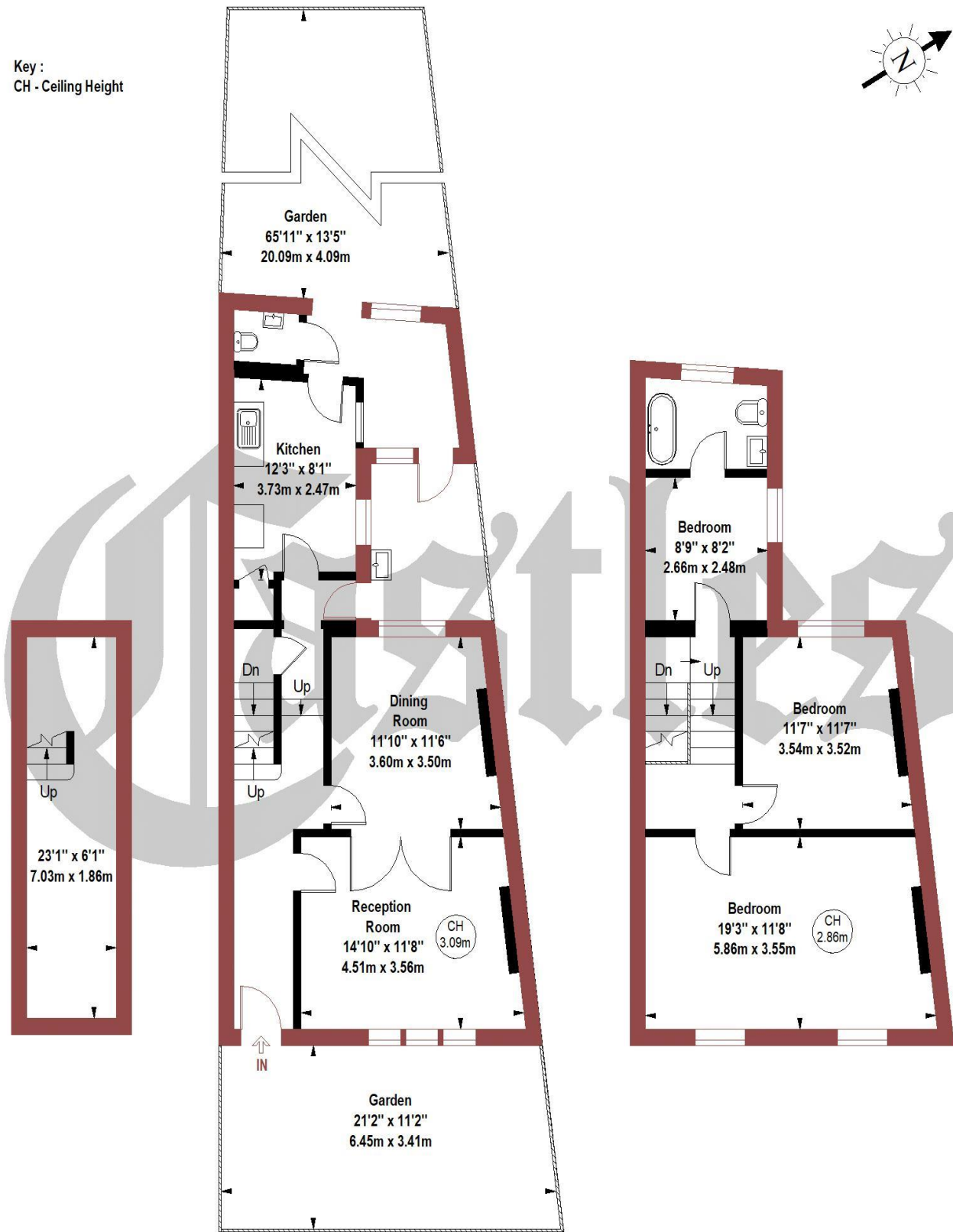
# Castles

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



Approx. Gross Internal Area = 121.98 sq m / 1313 sq ft

Key :  
CH - Ceiling Height



Cellar Gross Internal Floor Area 12.7 sq m / 137 sq ft	Ground Floor Gross Internal Floor Area 58.4 sq m / 629 sq ft	First Floor Gross Internal Floor Area 50.8 sq m / 547 sq ft
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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

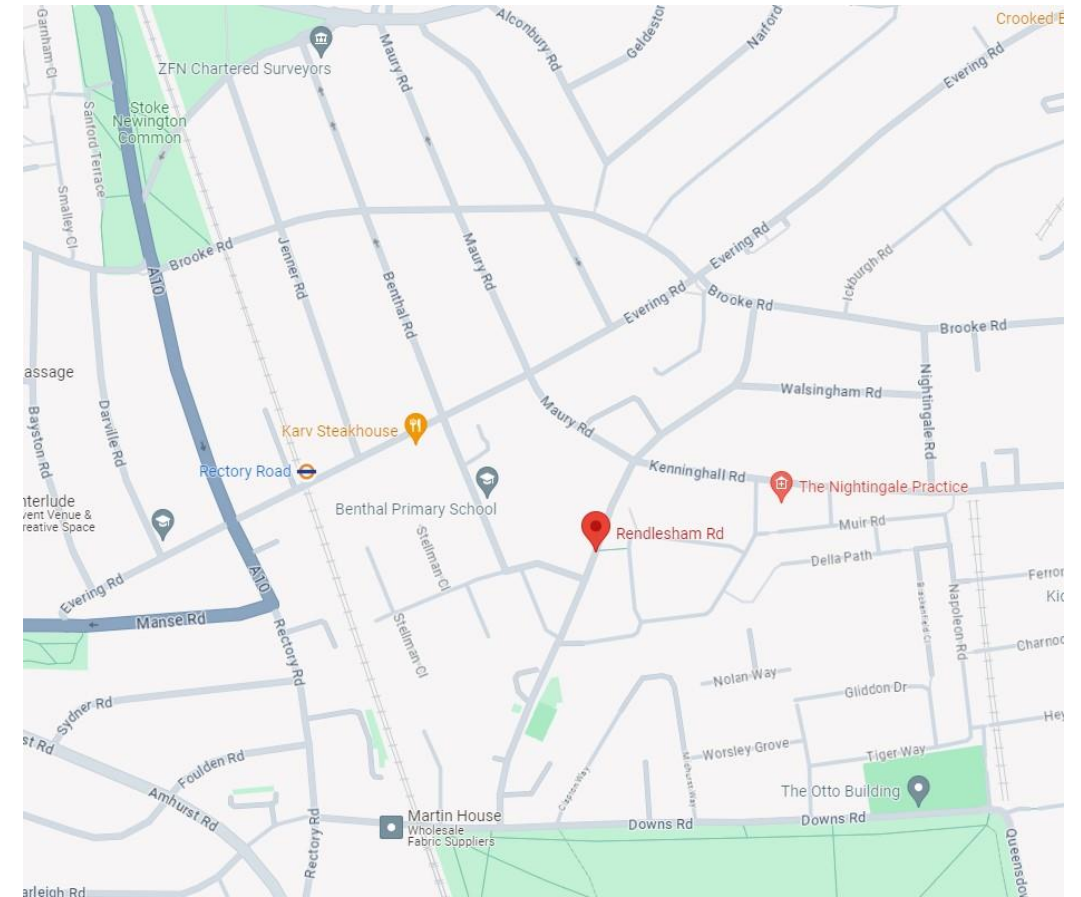
The area is served well through a network of local bus routes and train services. (Hackney Downs Main Line Station into Liverpool Street and Homerton & Hackney Central Stations on the North London Line)

### 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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