

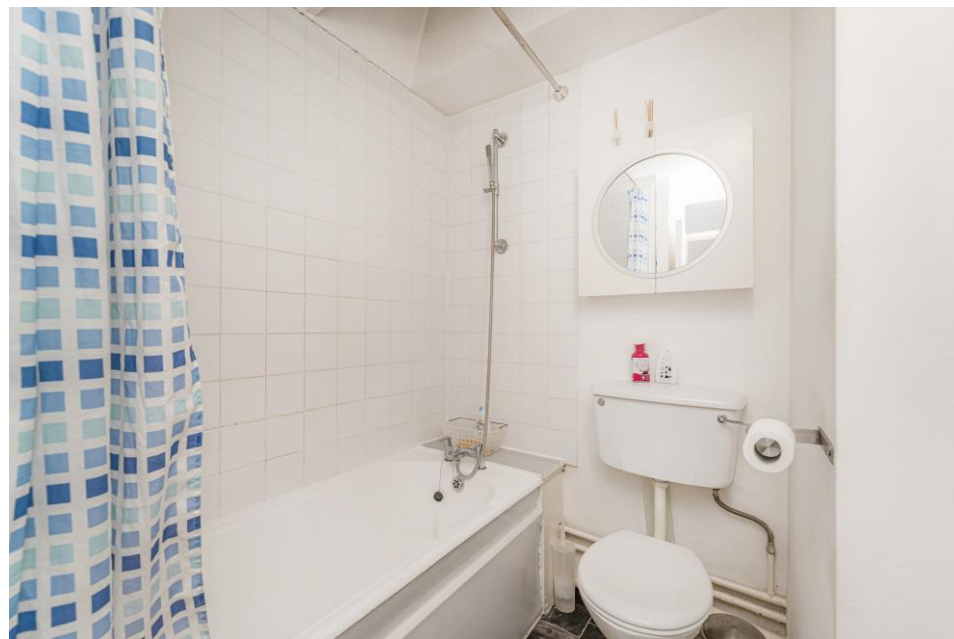


Warmington Close, E5 0BX

£575,000

Freehold

Castles



Warmington Close, E5 0BX

Nestled between Millfields Park and Hackney Marshes Castles are delighted to offer this well-presented freehold house. Arranged over three floors and spanning in excess of 1,100 sqft, the property will appeal to individuals, couples and families alike. This home boasts modern eat in kitchen, spacious reception room, three well-appointed bedrooms, family bathroom and additional cloakroom and with a private courtyard garden ideal for entertaining guests throughout the summer months. Warmington Close offers a peaceful retreat only moments from the vibrant Chatsworth Road with its popular Sunday Market and local businesses. A diverse range of transport links providing swift access into the City/West End and beyond.



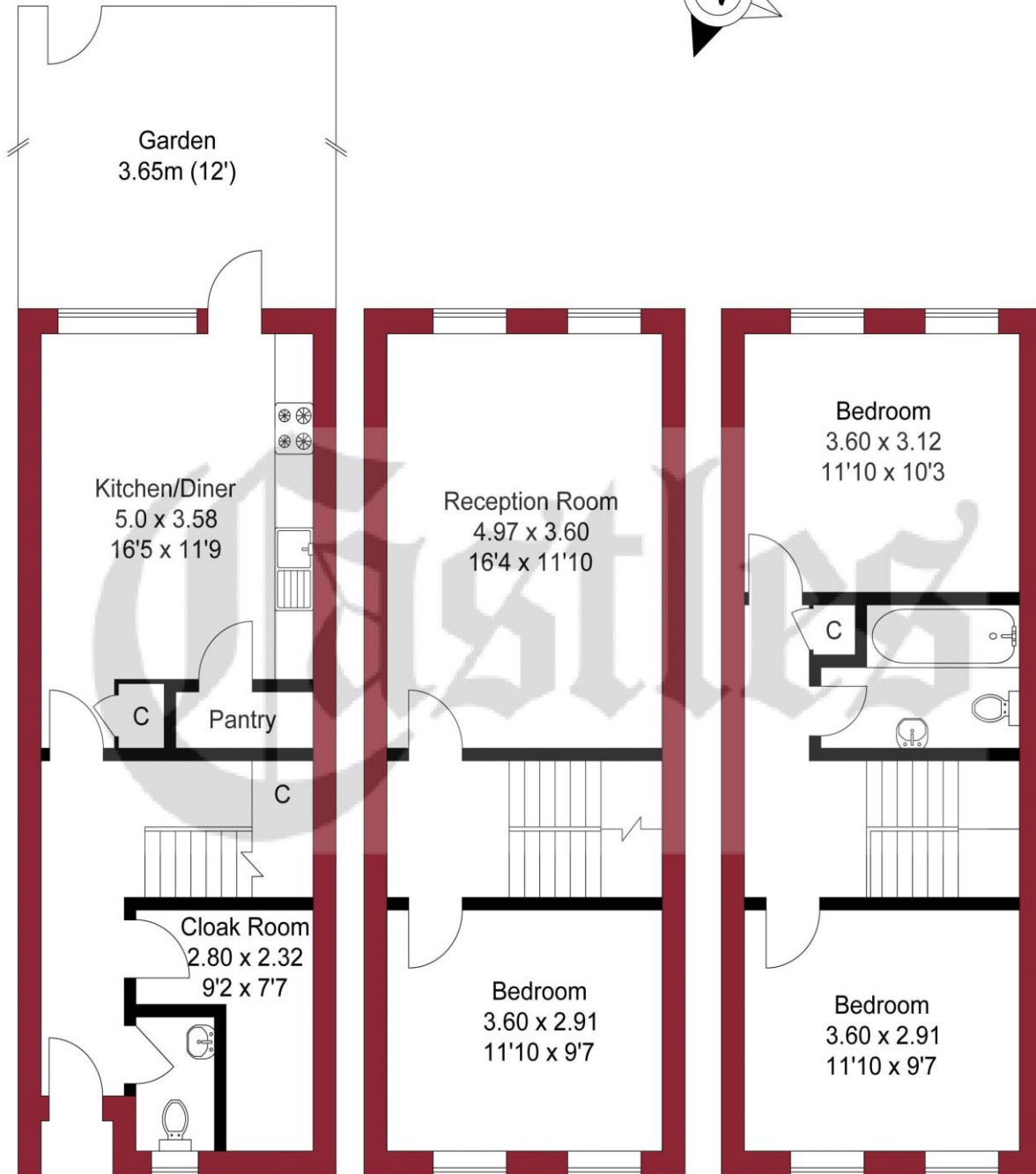
Tenure - Freehold
Tenure Arrangement - Freehold
Service Charge - Na
Ground Rent - Na
Council Tax - C
EPC - C 76,86

£575,000 Freehold

Castles

020 8985 0106
hackney@castles.london

APPROXIMATE GROSS INTERNAL AREA
105.27 sqm / 1133.11sqft



GROUND FLOOR

FIRST FLOOR

SECOND FLOOR

THIS PLAN IS FOR ILLUSTRATION ONLY AND MAY NOT BE REPRESENTATIVE 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

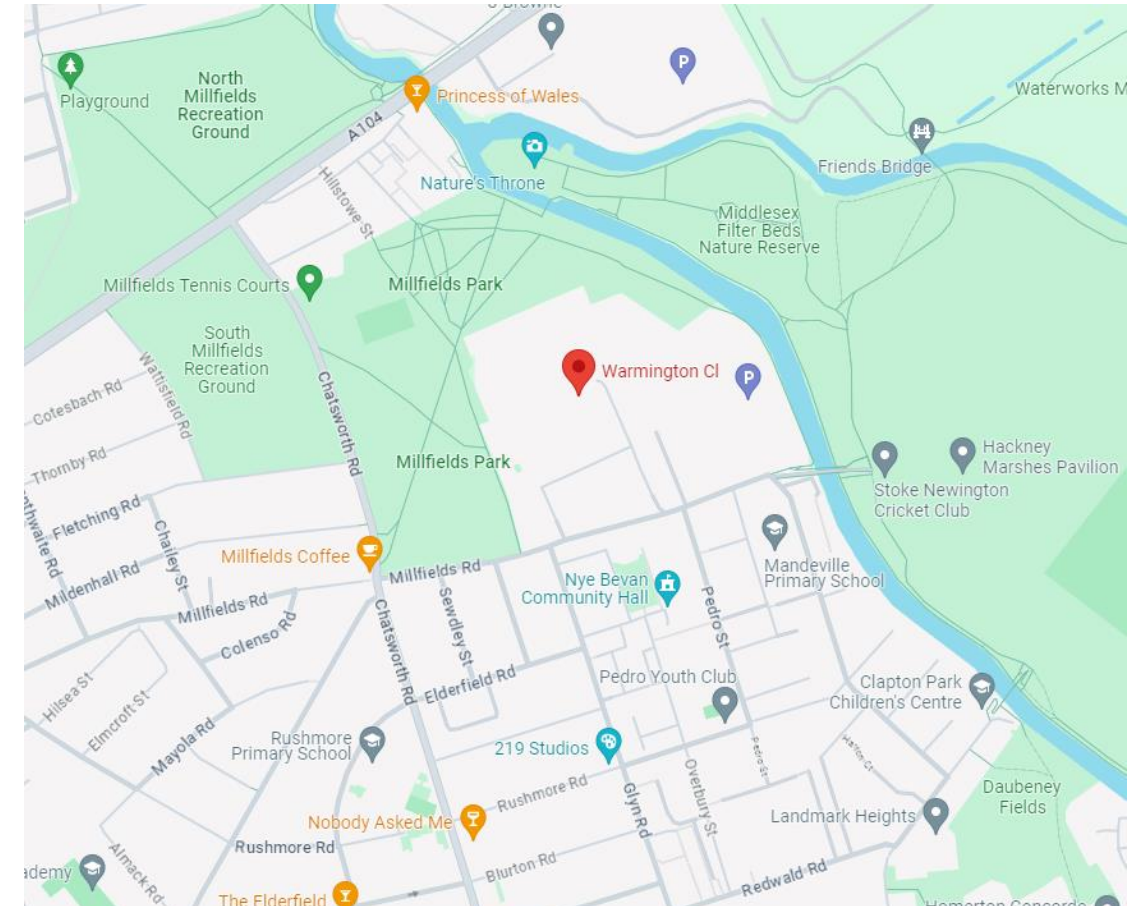
The area is served well through a network of local bus routes and train services. (Hackney Downs Main Line Station into Liverpool Street and Homerton & Hackney Central Stations on the North London Line)

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).



44 Lower Clapton Road
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