



Dycer House, Wick Road, E9 5AS

£450,000

Leasehold

Castles



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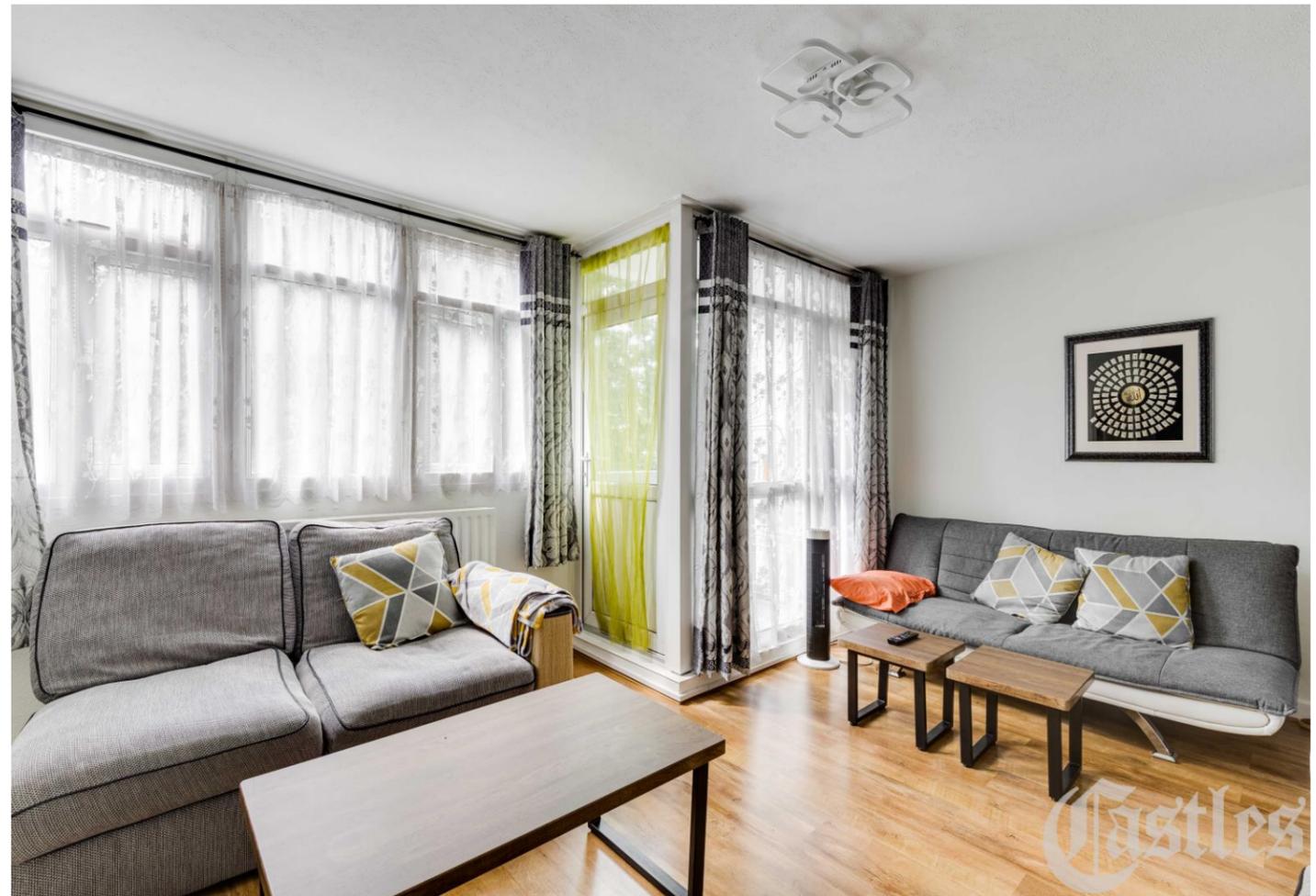
Castles Hackney are pleased to offer this maisonette situated across two floors in a low-rise building, this property offers spacious and comfortable living spaces, including three bedrooms, a reception room, a separate fitted kitchen, and family bathroom. Additionally, it boasts a private rear balcony with views over the London skyline, adding to its appeal. This apartment boasts 815 sqft of space and conveniently located close to Homerton station and transportation links, making commuting simpler. Furthermore, its proximity to Chatsworth Road ensures residents have access to a vibrant neighbourhood with various amenities such as coffee shops, restaurants, and boutique stores. For nature enthusiasts, the leafy green spaces of Victoria Park and Hackney Marshes are just a few minutes' walk away, offering a peaceful haven amidst the urban landscape. Overall, this property offers both modern living, convenience and making it an attractive option for purchasers seeking a comfortable home in a desirable location.

Tenure - Leasehold
Tenure Arrangement - 111 years Approx.
Service Charge - £185 pm
Ground Rent - £9 pa
Council Tax - C
EPC - D 64,75

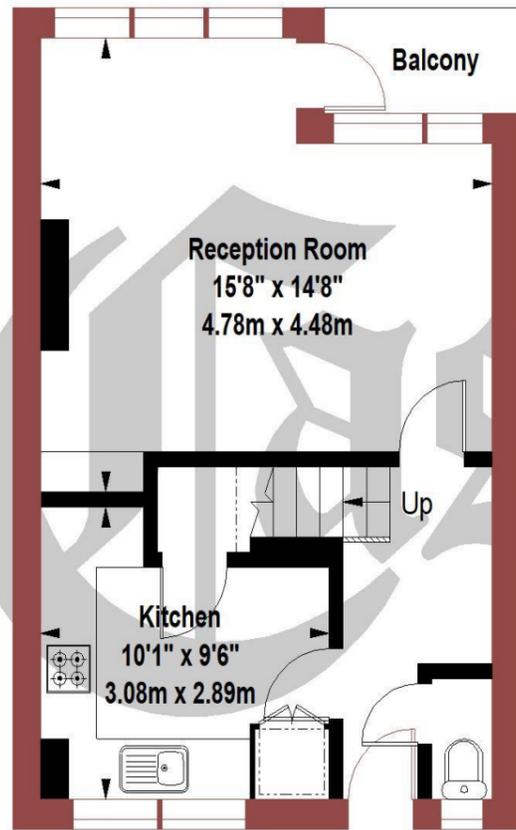
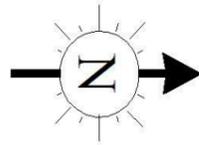
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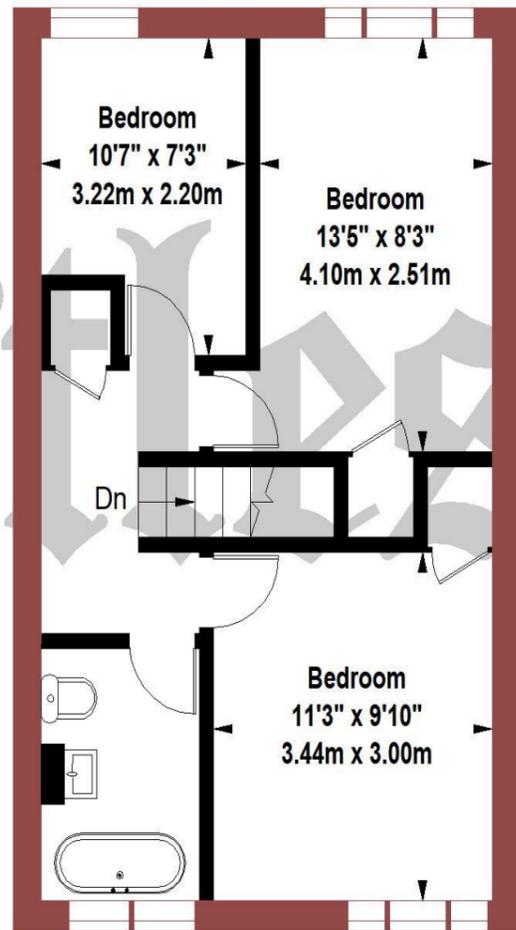
020 8985 0106
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Approx. Gross Internal Area = 75.7 sq m / 815 sq ft



Second Floor
Gross Internal
Floor Area 34.2 sq m / 368 sq ft



Third Floor
Gross Internal
Floor Area 41.5 sq m / 447sq 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

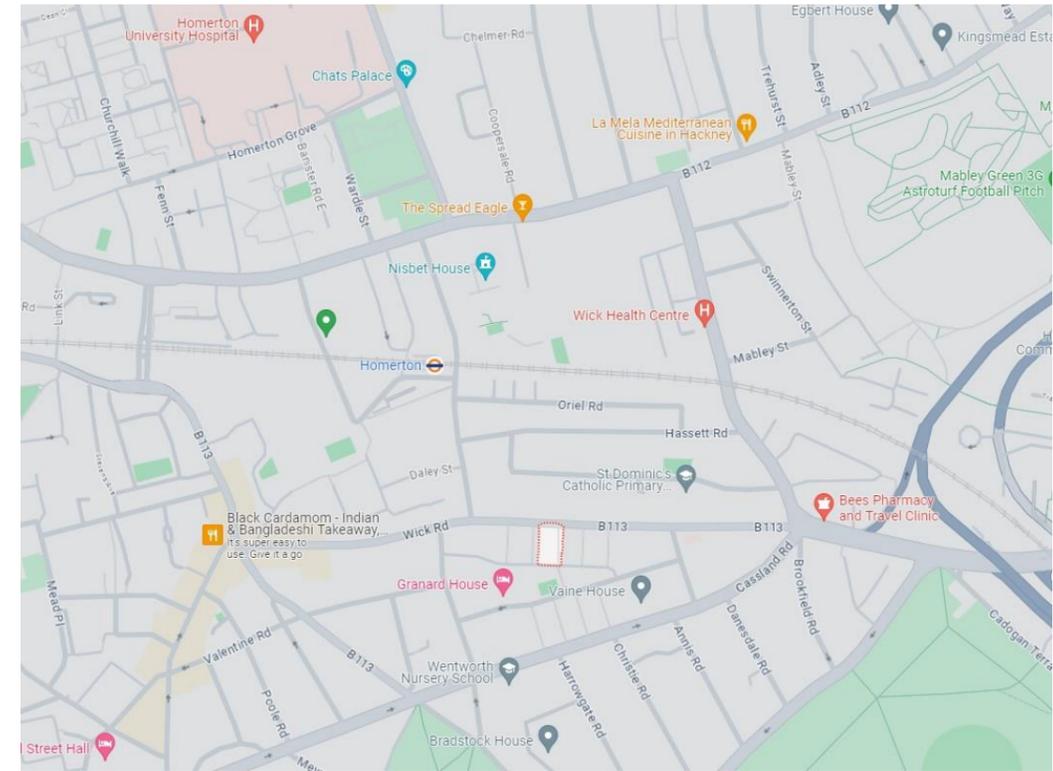
The area is served well through a network of local bus routes and train services. (Hackney Downs Main Line Station into Liverpool Street and Homerton & Hackney Central Stations on the North London Line

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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