



**Retreat House, Retreat Place, E9 6RY**

£375,000

Leasehold

**Castles**







## Retreat House, Retreat Place, E9 6RY

Castles Hackney are pleased to offer this spacious first floor ex-local authority home boasting two double bedrooms offering ample space for versatile living. The property features a recently modernised bespoke kitchen, renovated shower room along with a separate guest cloakroom, which accommodates the needs of a busy household and free off-street parking. The apartment offers approximately 560 sq ft of space with light in abundance. Conveniently located between Homerton and Hackney Central stations, this apartment provides easy access to transportation links across London and beyond. The property is also a short walk to London Fields Park, Homerton Hospital, Broadway Market and Mare Street, offering residents a vibrant neighbourhood with an array of amenities such as coffee shops, restaurants, boutique stores, Hackney Empire theatre and the Picturehouse Cinema. For nature enthusiasts, the lush green spaces of Victoria Park and Hackney Marshes are just a short walk away, providing a peaceful retreat amidst the urban environment. Overall, this property combines modern living with convenience, making it an attractive option for first-time buyers seeking a comfortable home in a desirable location.

*Tenure - Leasehold  
Tenure Arrangement - 103 years  
Service Charge - £2,408.00 pa inc ground rent  
Ground Rent - £9.00 pa  
Council Tax - B - £1,095  
EPC - C 69,79*

**£375,000 Leasehold**

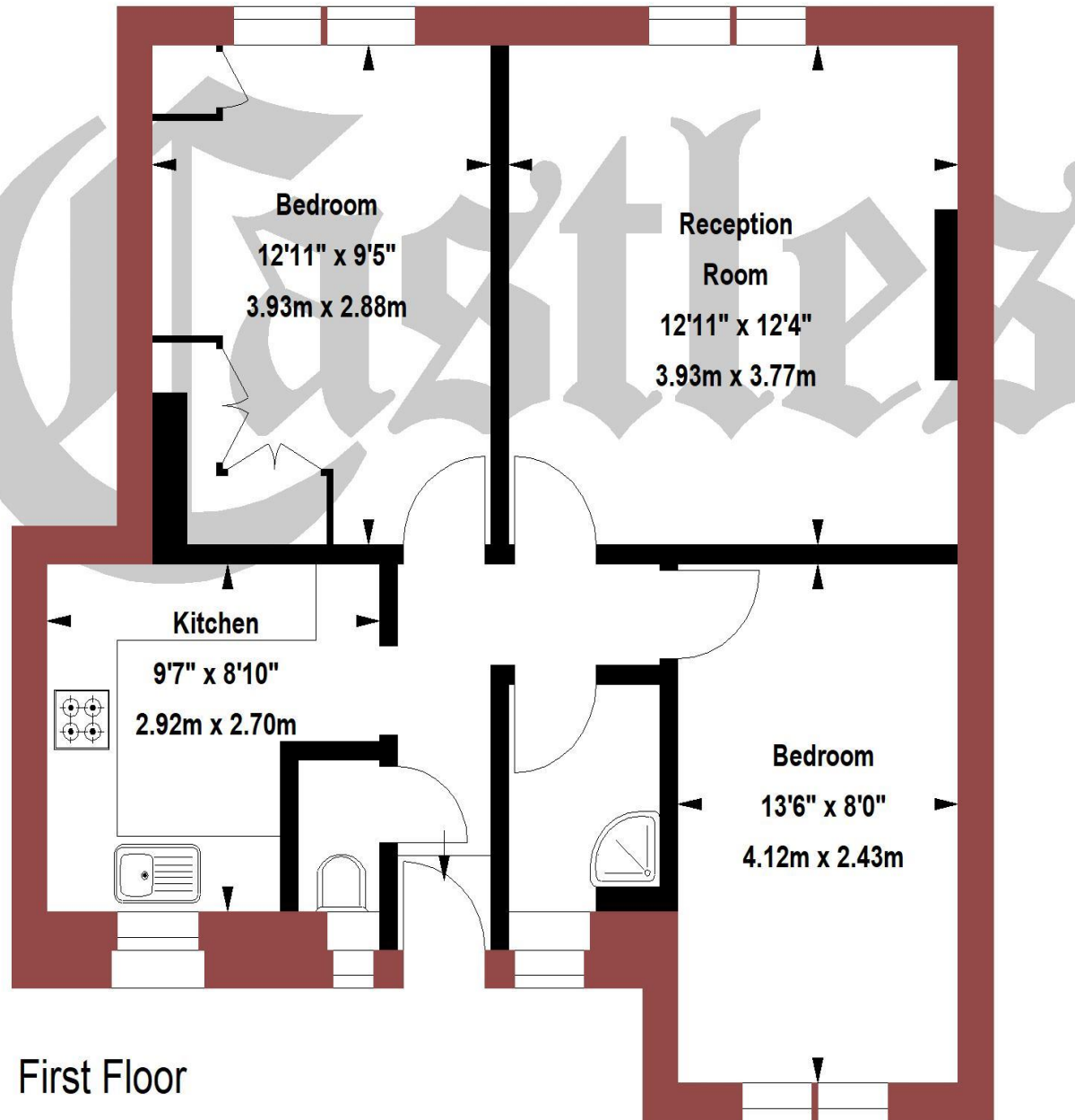
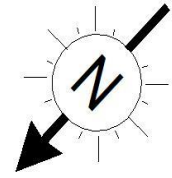
# Castles

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Approx. Gross Internal Area = 52.86 sq m / 569 sq ft



First 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

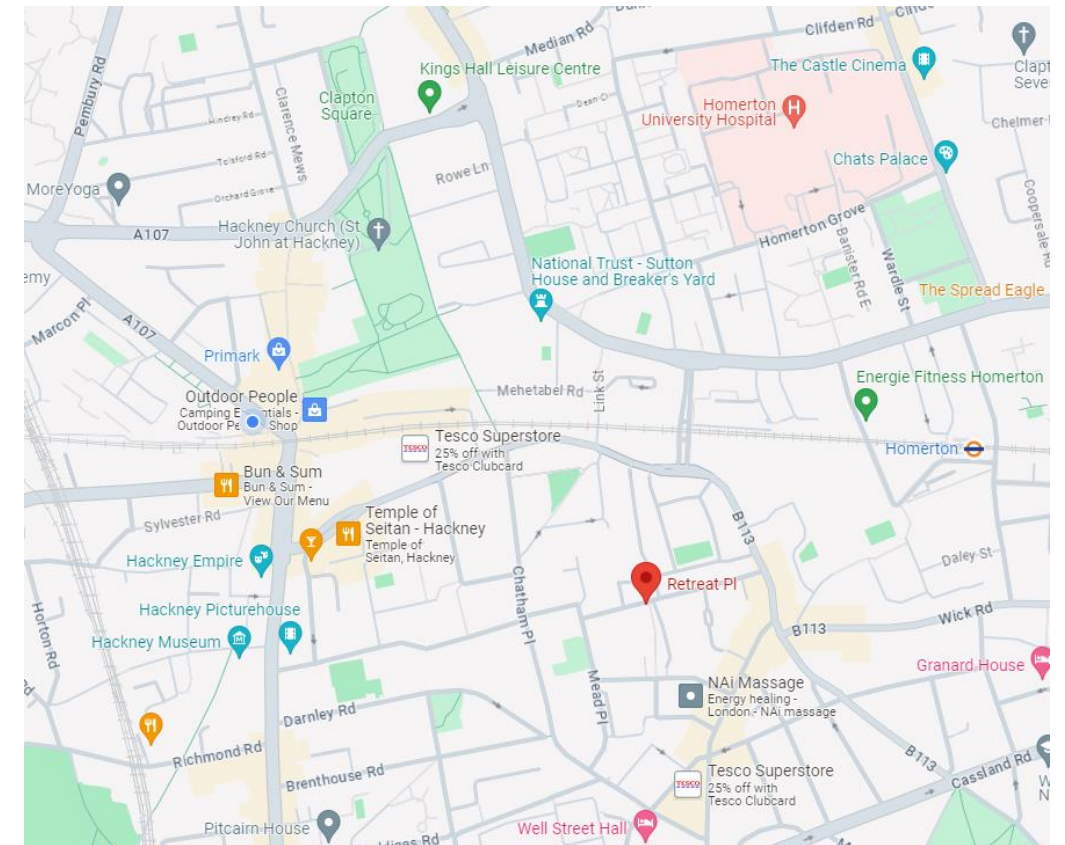
The area is served well through a network of local bus routes and train services. (Hackney Downs Main Line Station into Liverpool Street and Homerton & Hackney Central Stations on the North London Line

### 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).



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