



Clifden Road, E5 0LL

£1,050,000

Freehold

Castles



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Nestled in a highly sought-after and tranquil location on Clifden Road, just west of Chatsworth Road, this delightful Victorian house offers three spacious double bedrooms spread over two floors. With its historic charm and significant potential for modernization, this property presents an excellent opportunity to create your ideal home. The private garden invites the possibility of landscaping to craft a serene outdoor retreat. Located in one of Lower Clapton's most desirable areas, the house is just moments away from the vibrant Chatsworth Road, known for its independent shops, cafes, and restaurants. Local favorites include Ramen Cafe Men, L'épicerie 56, Morgans Butchery, Stone Bros coffee shop, and The Elderfield pub. The weekly Sunday food market and the independently crowdfunded Castle Cinema add to the area's unique character. For those who enjoy the outdoors, the property is close to Millfields Park, Hackney Downs Park, Clissold Park, and the Lee Navigation canal walk. Nature reserves like Middlesex Filter Beds and Woodberry Wetlands, along with Hackney Marshes and the Stratford Olympic Park, are also nearby, offering plenty of green space for recreation. Clifden Road is ideally located within the catchment area of several excellent schools, including Rushmore Primary, Millfields Community School, and Clapton Girls' Academy. The area is well-served by transport links, with Clapton and Hackney Downs Overground stations offering direct connections to Liverpool Street in under ten minutes, and Hackney Central providing additional routes to Stratford and Highbury & Islington. This chain free property combines historic charm with modern convenience, making it an ideal choice for families or anyone looking to invest in a home with both character and potential.

Tenure - Freehold
Council Tax - D £1,877.37
EPC - C 69, 85

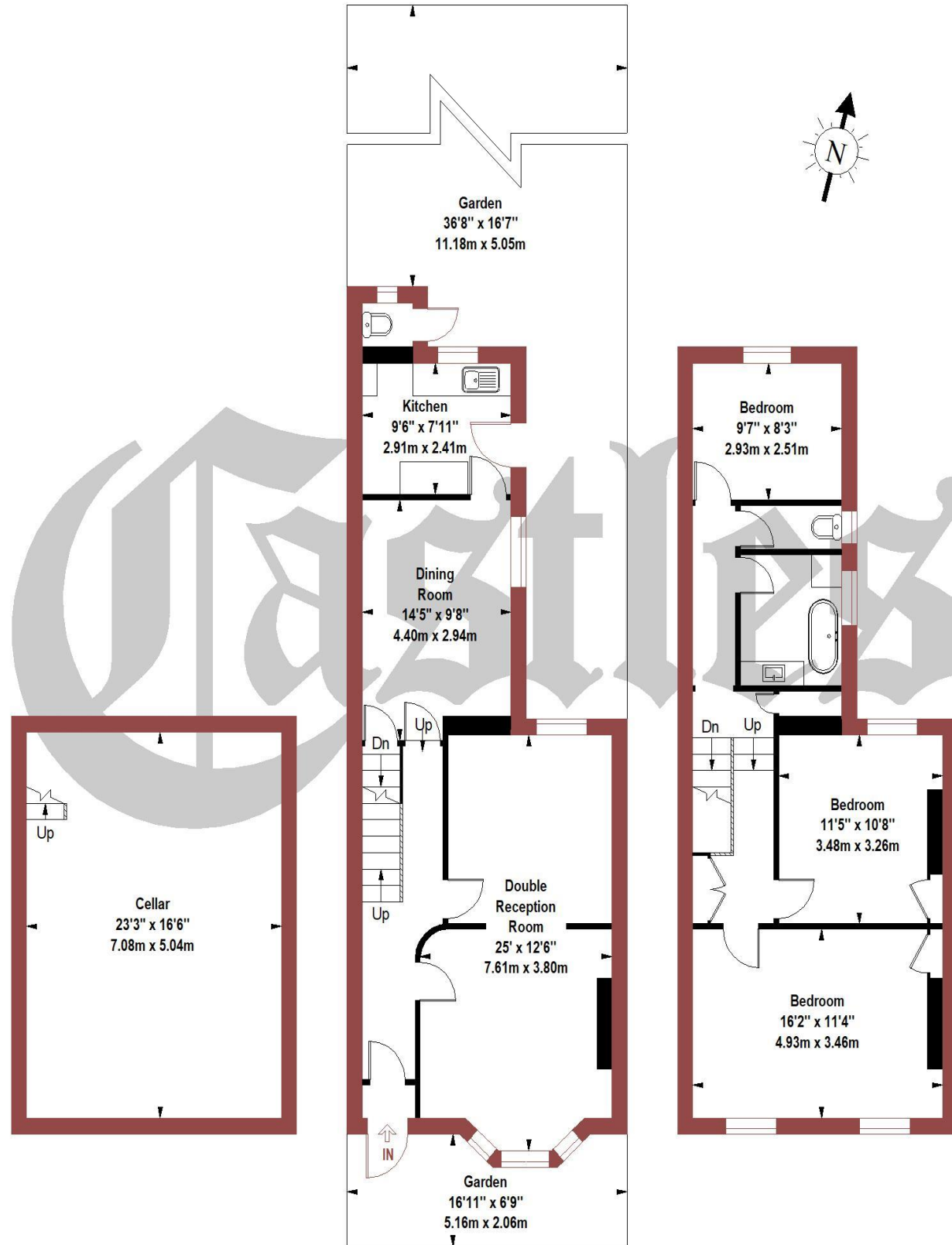
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020 8985 0106
hackney@castles.london



Approx. Gross Internal Area = 147.15 sq m / 1584 sq ft



Cellar
Gross Internal
Floor Area 35.6 sq m / 383 sq ft

Ground Floor
Gross Internal
Floor Area 56.9 sq m / 612 sq ft

First Floor
Gross Internal
Floor Area 54.7 sq m / 589 sq 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

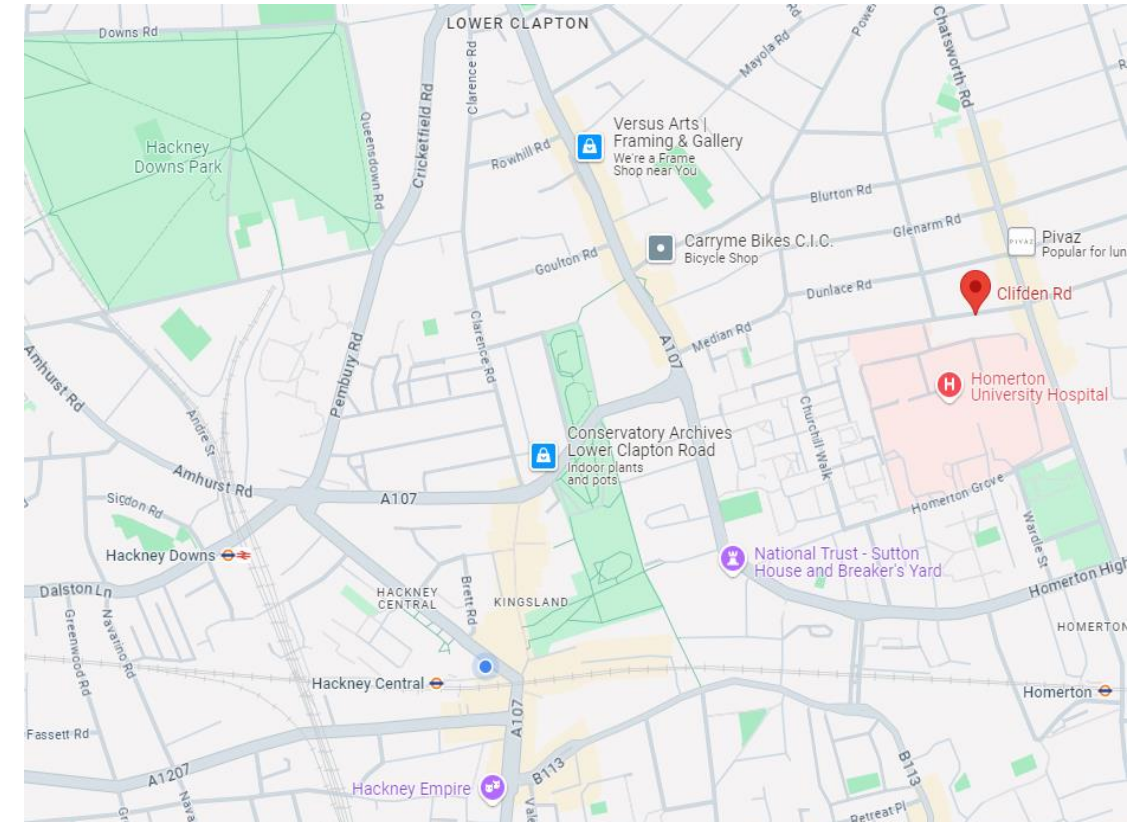
The area is served well through a network of local bus routes and train services. (Hackney Downs Main Line Station into Liverpool Street and Homerton & Hackney Central Stations on the North London Line)

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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