



**Mount Pleasant Lane, E5 9EW**

£525,000

Share of Freehold

**Castles**







## Mount Pleasant Lane, E5 9EW

Castles Hackney are proud to present this spacious split-level second-floor flat. The property features large, well-proportioned two double bedrooms and an expansive open-plan kitchen and living area, perfect for entertaining. High ceilings throughout the property give it an airy, grand feel, while large windows allow for plenty of natural light to flood in. This property also benefits from additional storage space and a share of the freehold. While it requires a light refurbishment, the property provides the perfect opportunity for buyers to add their personal touch and make it their own. This property is being offered on a chain free basis. Situated just a short walk from Upper Clapton Road and Clapton Station, this property is in an outstanding location with excellent transport links to Liverpool Street and Central London. The local area is brimming with charming cafes, independent shops, and vibrant community spots, offering a lively yet relaxed atmosphere. Millfields Park and the nearby canal are perfect for weekend strolls, jogging, or simply unwinding in nature.

*Tenure – Share of Freehold*  
*Tenure Agreement – 985 years*  
*Insurance & Common Areas – £85 pm*  
*Ground Rent – N/A*  
*Council Tax - C*  
*EPC – D 57, 81*

**£525,000 Share of Freehold**

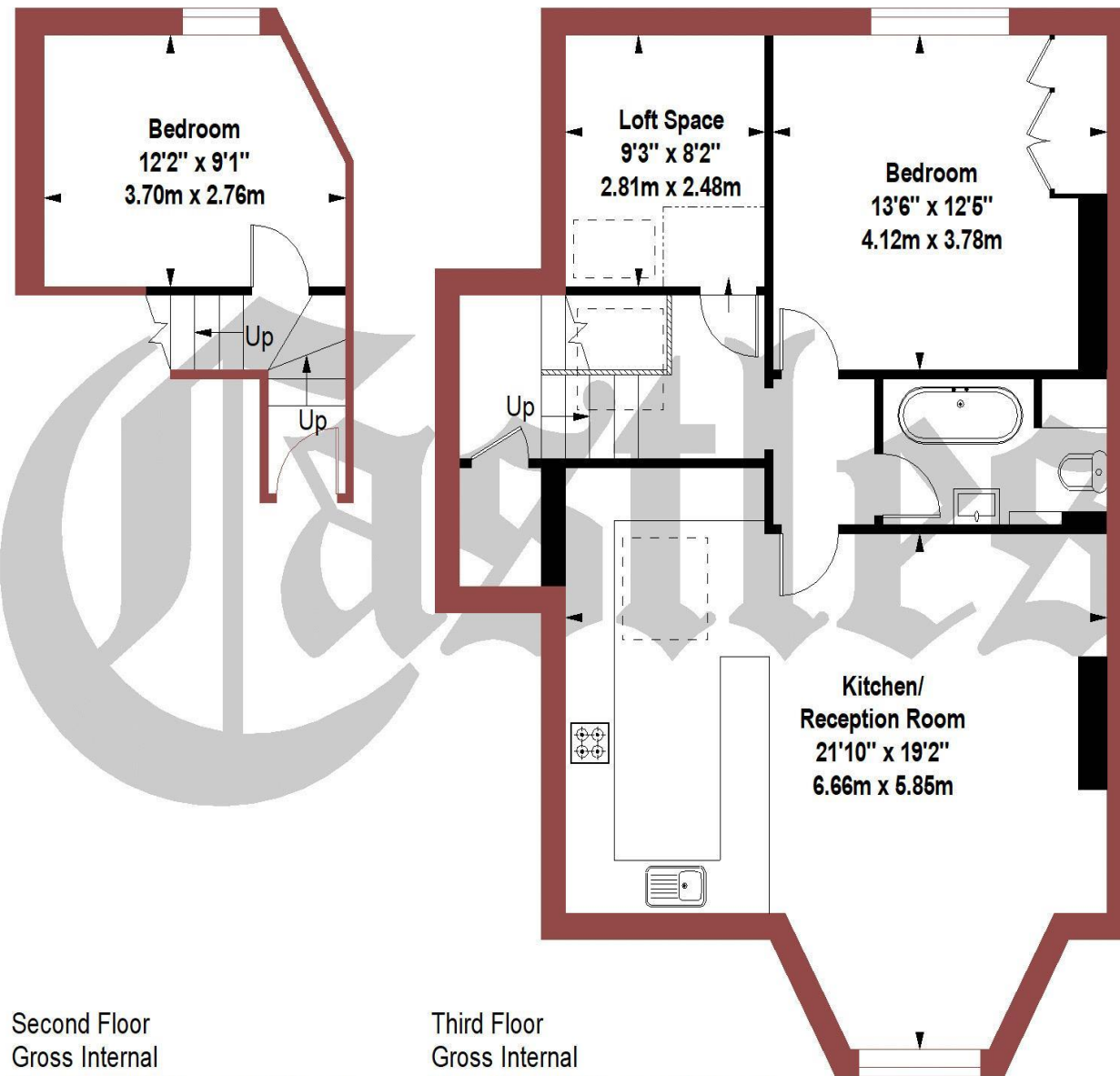
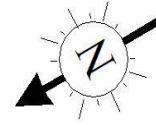
# Castles

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





Approx. Gross Internal Area = 87.79 sq m / 945 sq ft



Second Floor  
Gross Internal  
Floor Area 13.47 sq m / 145 sq ft

Third Floor  
Gross Internal  
Floor Area 74.32 sq m / 800 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 Hackney

### Lower Clapton

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

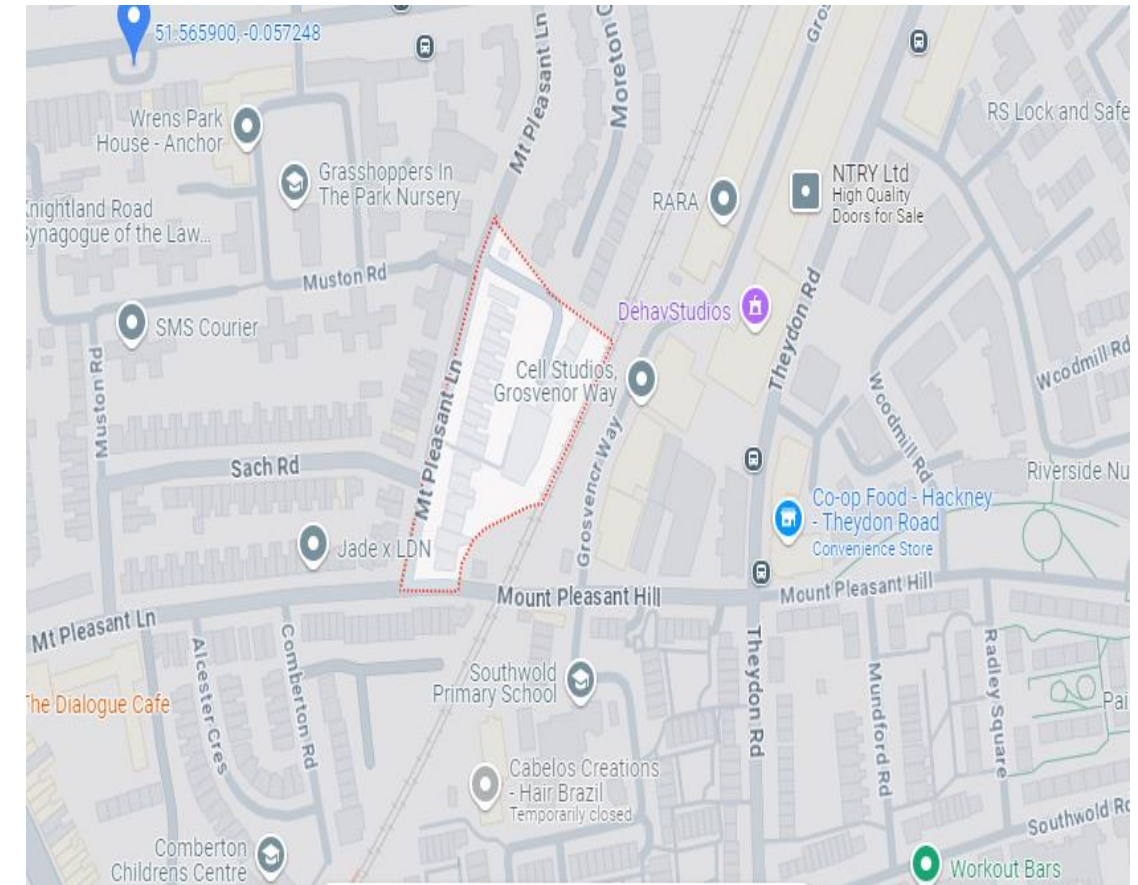
The area is served well through a network of local bus routes and train services. (Hackney Downs Main Line Station into Liverpool Street and Homerton & Hackney Central Stations on the North London Line

### 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

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).



# Castles

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LICENSED MEMBER