



Churchill Walk, E9 6EU

£450,000

Leasehold

Castles

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Castles Hackney are delighted to offer this spacious first-floor, split-level 3-bedroom apartment, presenting a fantastic opportunity for buyers seeking to create their ideal home. This property features a large kitchen/dining area, a generous reception room, and two private balconies, offering ample space and flexibility. Perfect for those looking to modernise, the apartment provides a blank canvas for personalisation. Located in a highly sought after area, just a short walk from Homerton Overground Station, the property benefits from excellent transport links. The lively Chatsworth Road, known for its cafes, restaurants, and boutique shops, is also nearby, adding to the appeal of this vibrant neighbourhood. Offered chain-free, this apartment is ideal for buyers looking to invest in a home with great potential in an exceptional location.

Tenure – Leasehold
Tenure Agreement – 90 years
Service Charge – TBC
Ground Rent - £9.00
Council Tax – Band C
EPC – C 69, 81

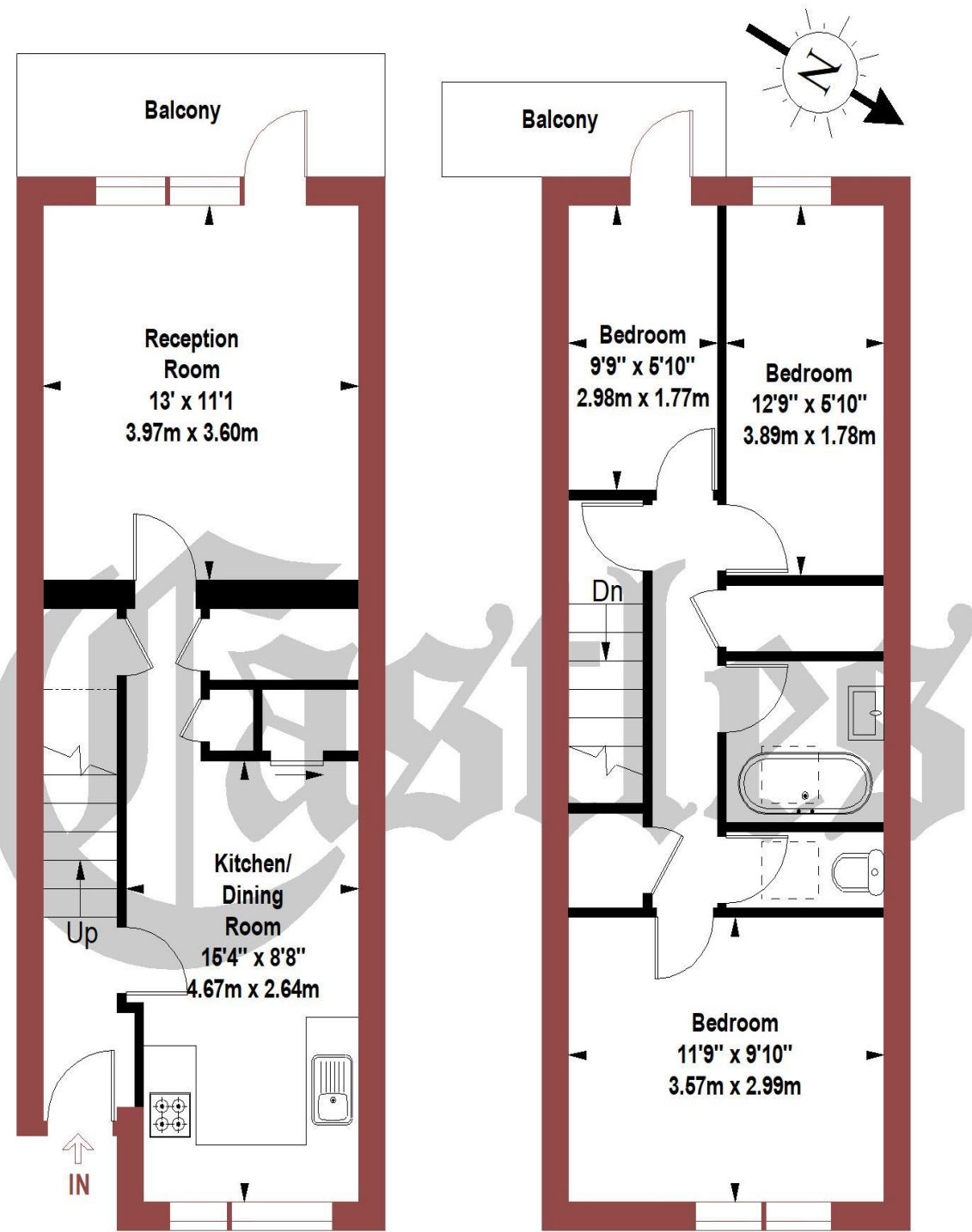
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020 8985 0106
hackney@castles.london



Approx. Gross Internal Area = 74.6 sq m / 803 sq ft



First Floor
Gross Internal
Floor Area 36.79 sq m / 396 sq ft

Second Floor
Gross Internal
Floor Area 37.81 sq m / 407 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

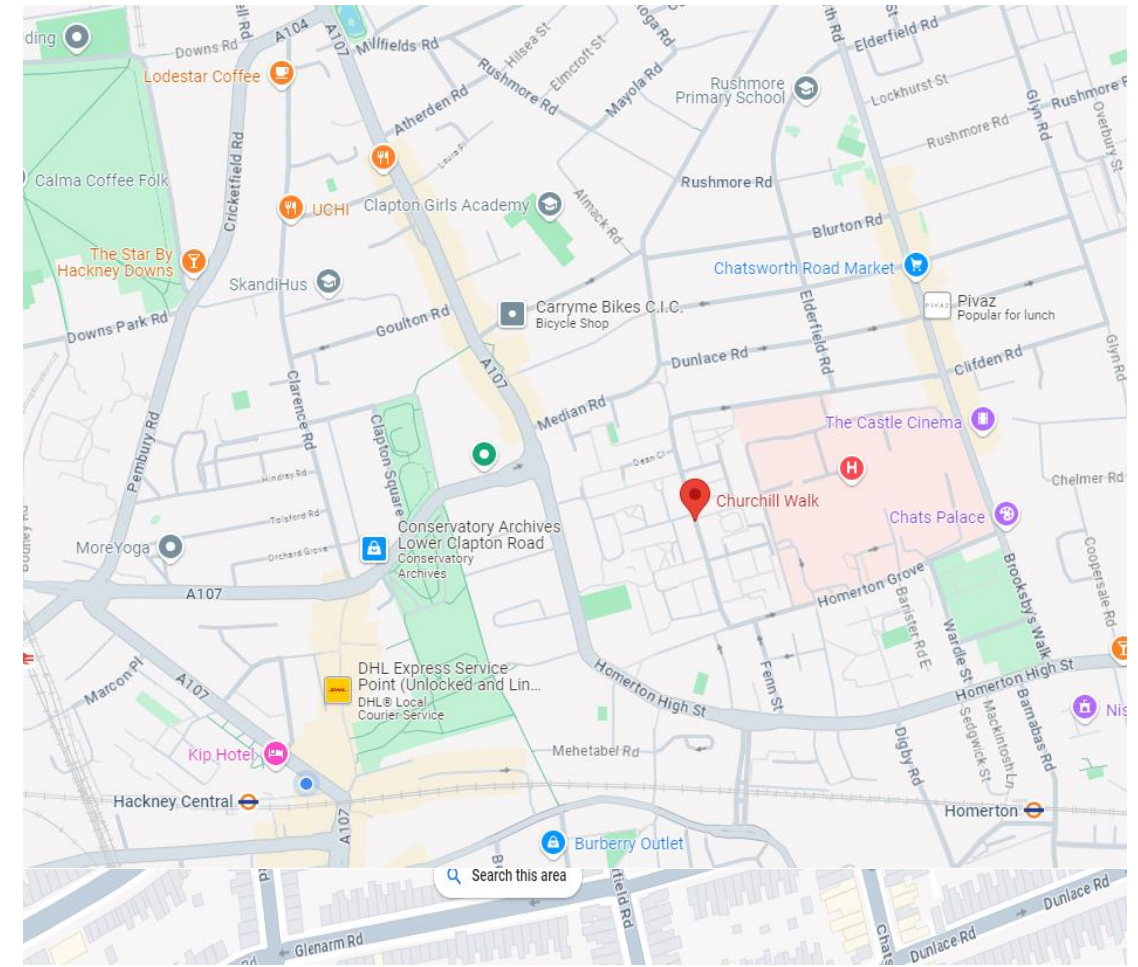
The area is served well through a network of local bus routes and train services. (Hackney Downs Main Line Station into Liverpool Street and Homerton & Hackney Central Stations on the North London Line

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).



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