



Somerford Grove Estate, N16 7TJ

£350,000

Leasehold

Castles

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Castles Hackney are pleased to present a fantastic opportunity to own a well-located, two-bedroom top-floor flat at Somerford Grove, N16. Offering size, potential, and vibrant surroundings, this property is perfect for those seeking an urban lifestyle in the heart of Stoke Newington. This spacious flat features two generously sized bedrooms and a large, light-filled reception room that opens onto a private balcony with views overlooking Stoke Newington High Street. While the flat offers ample space and layout, there is room for internal improvement, allowing the new owner to add their own touch and increase the property's value. Located just off Stoke Newington High Street, the property benefits from an array of local amenities, with shops, cafes, restaurants, and bars right at your doorstep. It offers excellent transport links, with convenient access to Dalston Kingsland and quick routes into the City, making it ideal for commuting professionals or those seeking a well-connected base. Additional highlights include a long lease, ensuring security and peace of mind. With its unbeatable location, size, and potential, this flat is a unique opportunity in one of London's most sought-after neighbourhoods. Contact us today to arrange a viewing and experience this vibrant Stoke Newington home for yourself.

*Tenure - Leasehold
Tenure Arrangement - 110 yrs
Service Charge: £1,937.88 pa
Ground Rent - £9.00 pa
Council Tax - B
EPC - E 49,79*

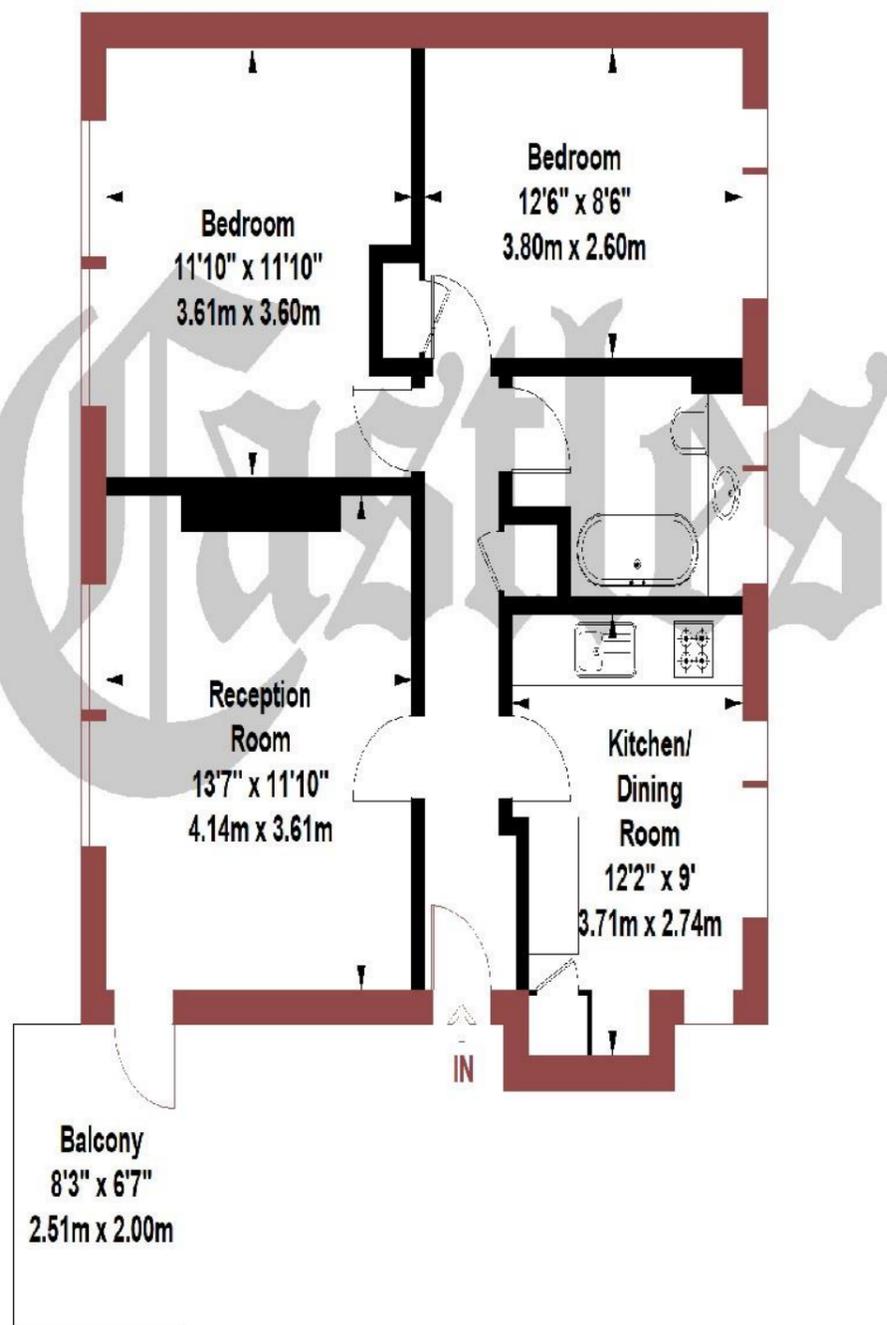
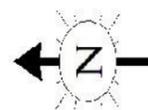
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020 8985 0106
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Approx. Gross Internal Area = 60.85 sq m / 655 sq ft



Fourth 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

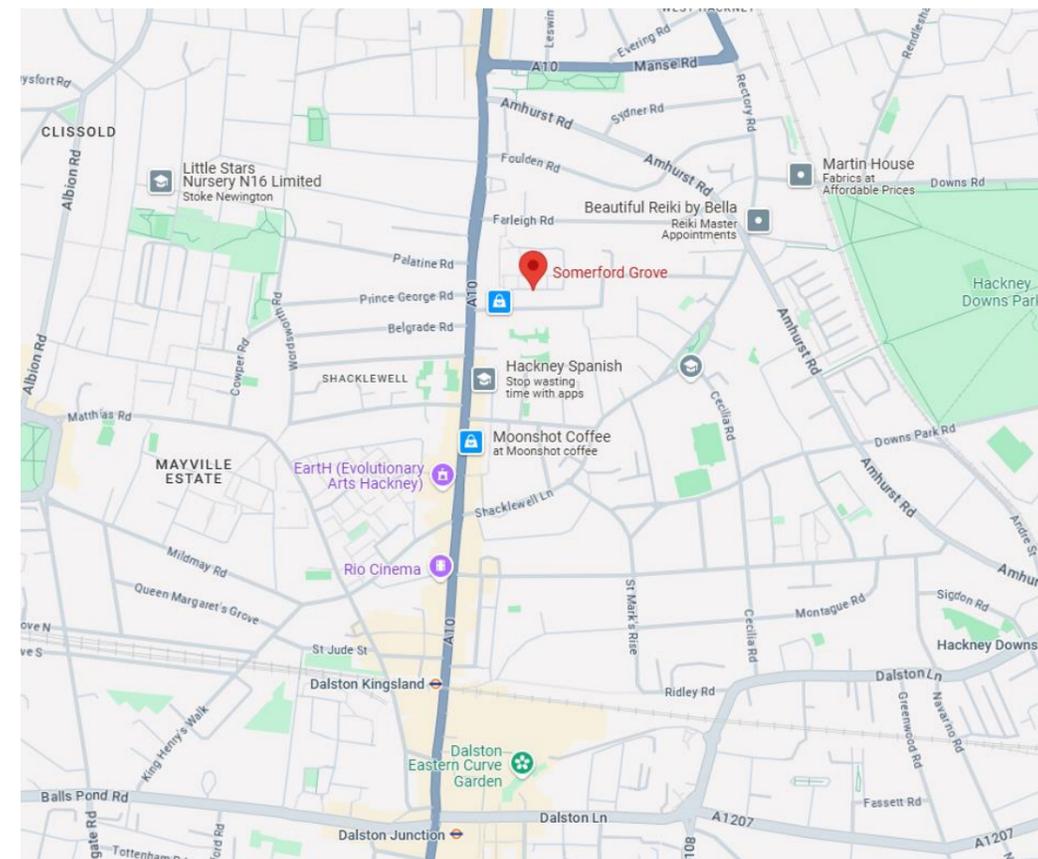
The area is served well through a network of local bus routes and train services. (Hackney Downs Main Line Station into Liverpool Street and Homerton & Hackney Central Stations on the North London Line)

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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All details including floorplans are for representation purposes only and do not constitute a contract or warranty. Whilst every effort is made to ensure accuracy of descriptions and measurements, no responsibility is taken for errors, omissions and misstatements.

