



Courtauld House, Pritchards Road, E2 9BG

£350,000

Leasehold

Castles

Castles



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Castles Hackney present this two-bedroom fourth-floor flat in Courtauld House, offering an excellent opportunity for buyers seeking a property to make their own. The flat is arranged over a single floor and features two well-proportioned double bedrooms, a spacious reception room, a kitchen, and a bathroom with a separate cloakroom. While the property is in need of refurbishment, it offers plenty of potential to create a stylish and comfortable home in a highly sought-after area. Located between Broadway Market and Hackney Road, this property benefits from a prime East London location, surrounded by an array of popular cafes, bars, and restaurants. The area is renowned for its vibrant atmosphere and proximity to cultural hotspots, with Regent's Canal and local green spaces just a short distance away. For commuters, Cambridge Heath Overground Station is a short walk from the property, providing convenient access to Liverpool Street. This makes the flat an ideal choice for professionals or those seeking easy transport links into the heart of the city. With its excellent location and potential for modern updates, this property offers an exciting chance to design a space tailored to your tastes. Contact us today to arrange a viewing and explore all that this property has to offer.

Tenure - Leasehold
Tenure Arrangement - 92 years
Service Charge: £243.36 per month
Ground Rent - £9.00 pa
Council Tax - B £91.00 per month
EPC - D 59,78

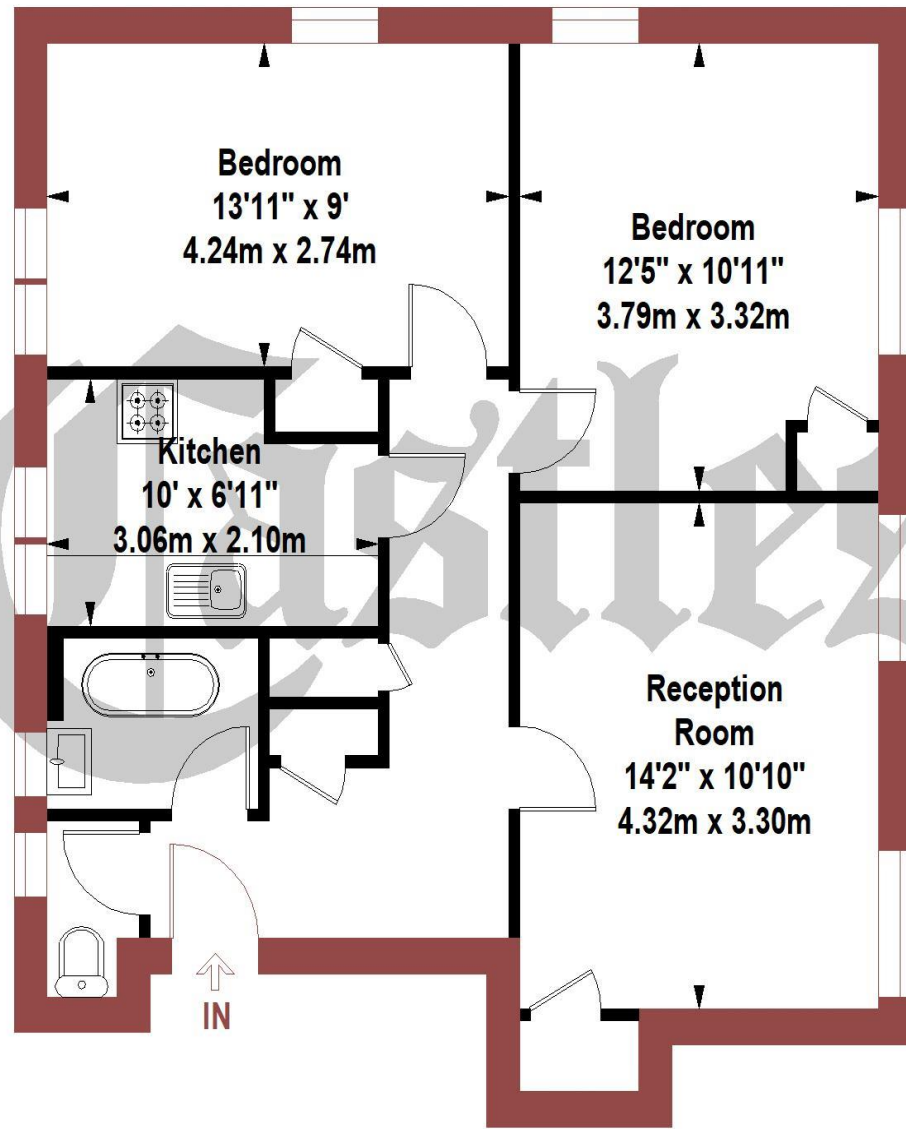
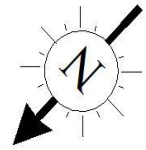
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020 8985 0106
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Approx. Gross Internal Area = 61.22 sq m / 659 sq ft



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

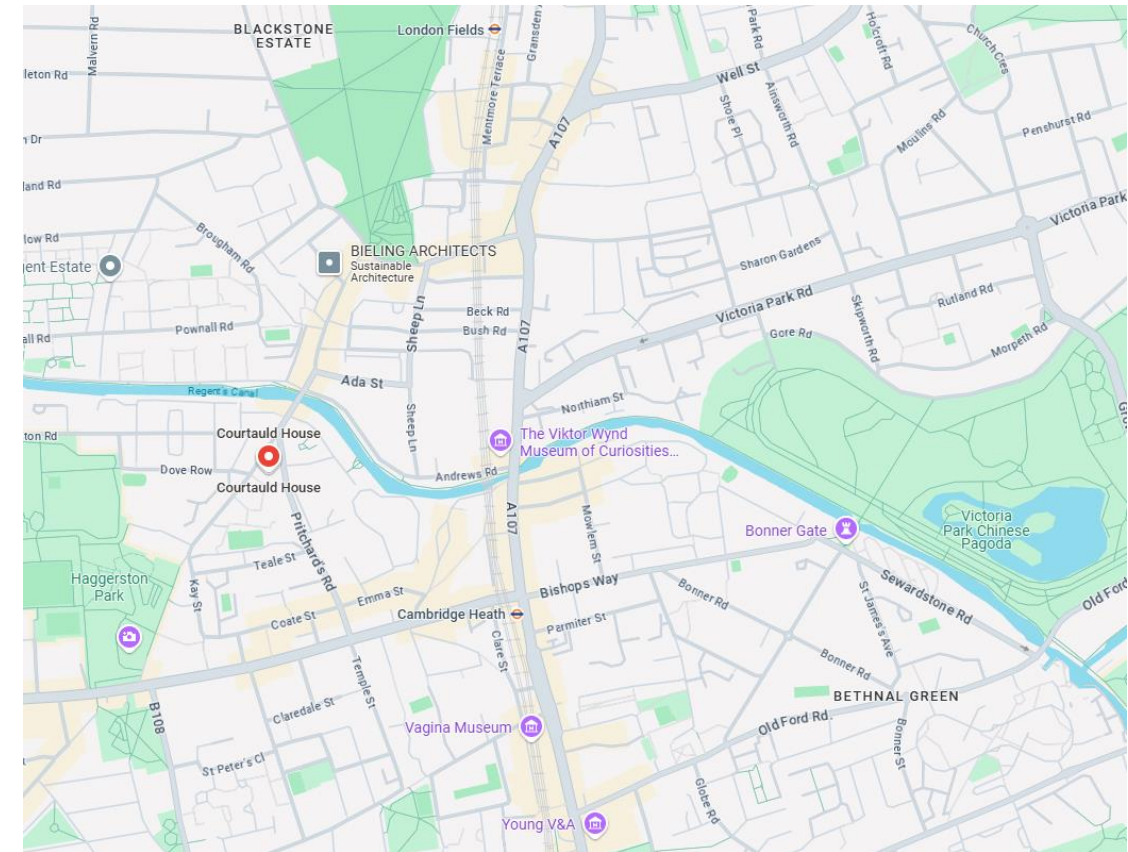
The area is served well through a network of local bus routes and train services. (Hackney Downs Main Line Station into Liverpool Street and Homerton & Hackney Central Stations on the North London Line)

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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