



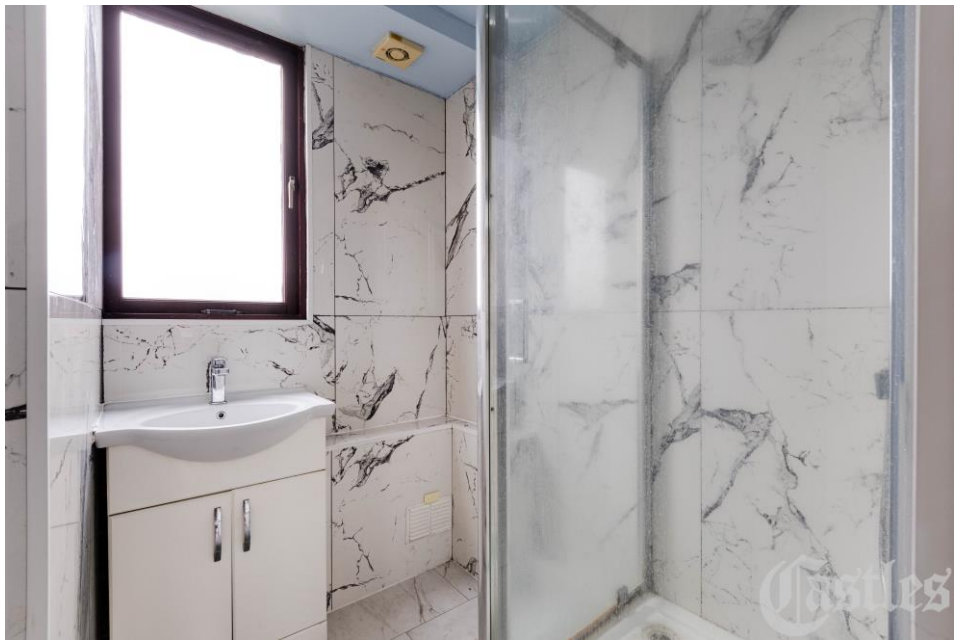
Wigan House, Warwick Grove, E5 9JD

£450,000

Leasehold

Castles

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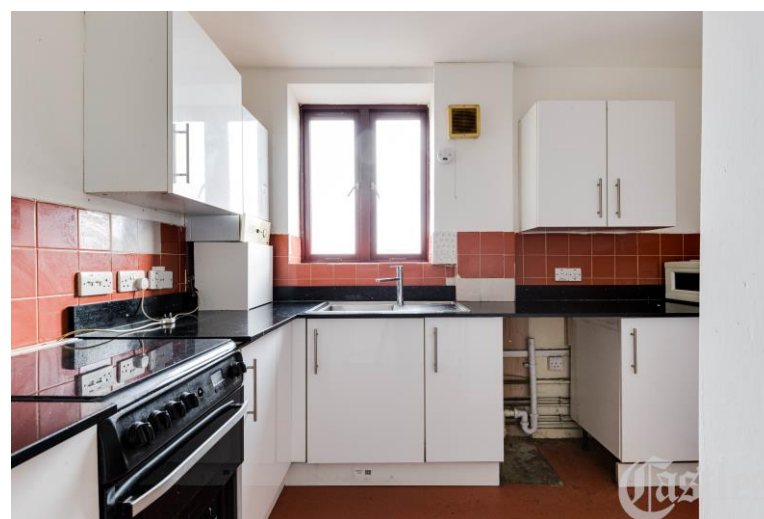
Located on the second floor (accessible via lift) of a purpose-built block, this charming apartment offers an inviting living space with a generously proportioned reception room, perfect for dining and entertaining. The modern fitted kitchen is thoughtfully designed, boasting stunning views over lush green spaces. The property also features a stylishly tiled contemporary shower room, an additional WC, and three well-proportioned bedrooms that provide versatility and comfort for modern living. Nestled in a highly sought-after area, the apartment is conveniently situated just steps from Clapton tube station, ensuring excellent transport links to Central London and beyond. The vibrant local community is home to an array of independent cafes, restaurants, and boutique shops, creating a lively and sociable atmosphere. For outdoor enthusiasts, Springfield Park and Walthamstow Marshes are close by, offering scenic walking and cycling routes, expansive green spaces, and a tranquil escape from city life. The nearby River Lea adds to the appeal, with opportunities for paddleboarding, kayaking, and picturesque riverside strolls. This property seamlessly combines contemporary living with the charm of its dynamic location, making it an exceptional choice for your next home. Offered chain-free for a hassle-free purchase.

Tenure - Leasehold
Tenure Arrangement - 107 Years
Service Charge: £1,472.04 pa
Ground Rent - £9.00 pa
Council Tax - C
EPC - C 73,81

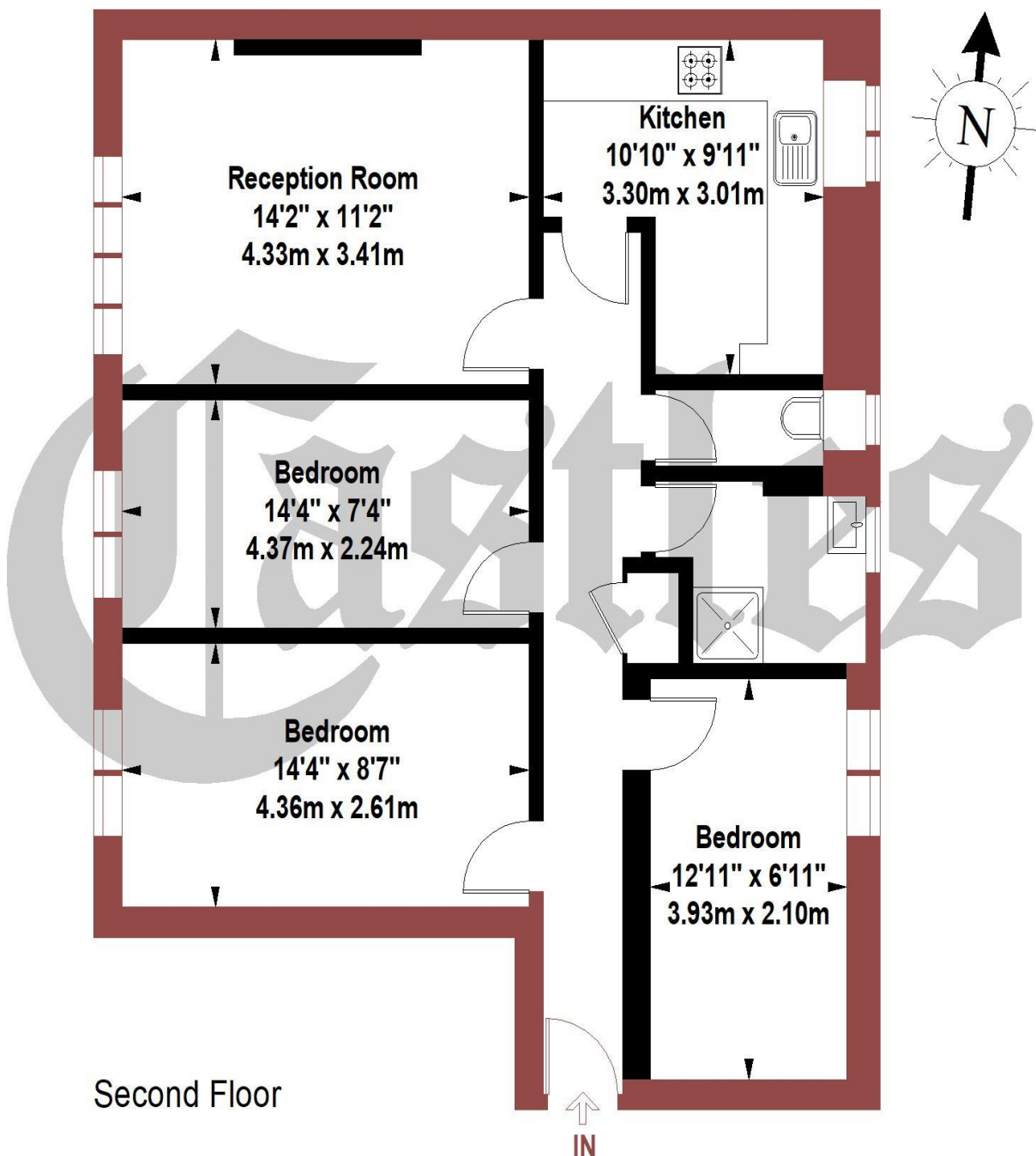
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020 8985 0106
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Approx. Gross Internal Area = 71.16 sq m / 766 sq ft



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

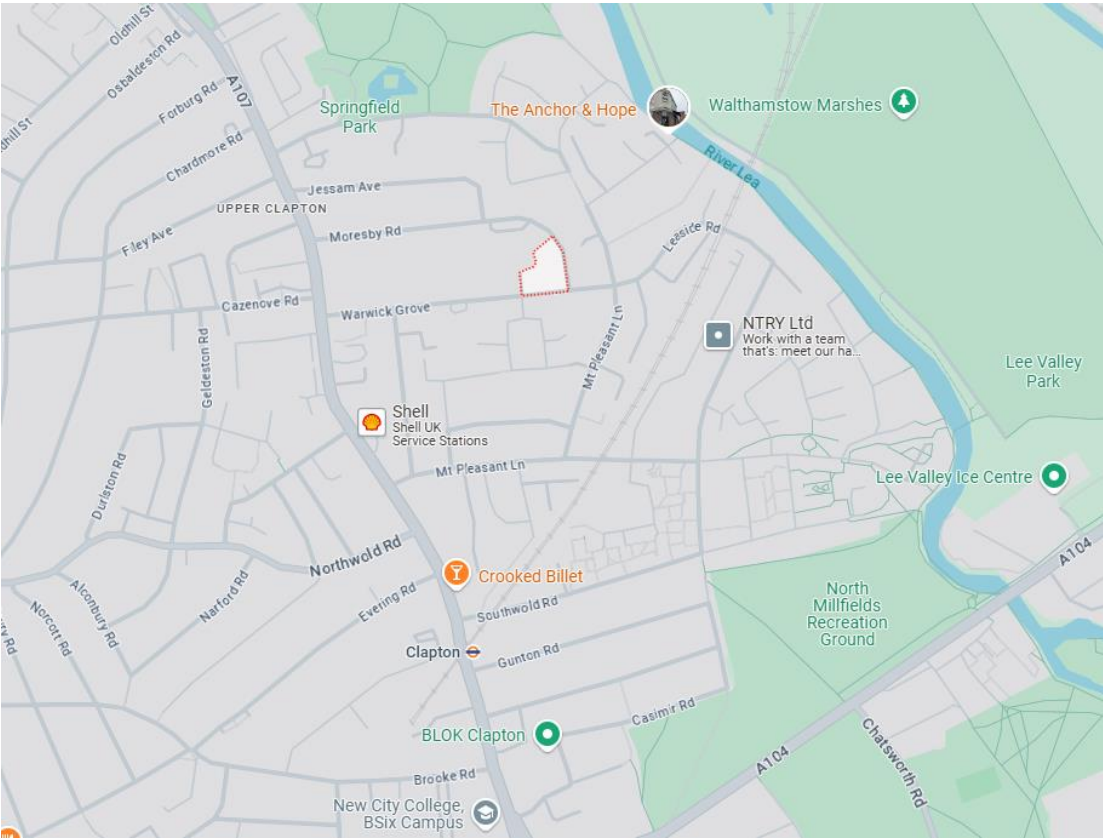
The area is served well through a network of local bus routes and train services. (Hackney Downs Main Line Station into Liverpool Street and Homerton & Hackney Central Stations on the North London Line

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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