



Burnett Close, E9 6ET

£550,000

Leasehold

Castles



Burnett Close, E9 6ET

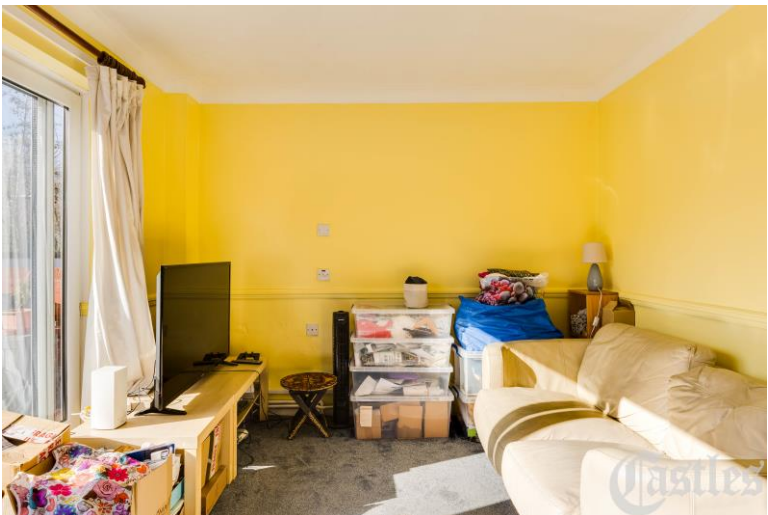
Castles Hackney are delighted to offer this large three-bedroom maisonette at Burnett Close, E9, situated in a private cul-de-sac and offering fantastic potential for buyers looking to create their ideal home. Split over three floors, this end-of-terrace property features its own private entrance and a good-sized front yard, providing a sense of privacy and additional outdoor space. Inside, you'll find two generously sized double bedrooms and a third slightly smaller double room, making it ideal for families or those needing a home office. The property also benefits from a full bathroom suite as well as an additional W/C, a separate kitchen, and a spacious living area that leads onto a private balcony. One of the key highlights of this home is the ample storage spaces throughout, offering great practicality for those needing extra room to keep things tidy and organized. While the property is in need of modernisation, it presents a fantastic opportunity to add value and truly make it your own. Offered chain-free, this home is perfect for those looking for a hassle-free purchase in a sought-after location. The property is just a short walk from Mare Street, Wells Street, Hackney Central Station, and Homerton Station, offering excellent transport links into the City and beyond. The area is well-served by highly-rated schools, green spaces, and a vibrant mix of shops, cafes, and restaurants, making it an ideal choice for families and professionals alike. With its spacious layout, private outdoor spaces, ample storage, and superb location, this maisonette is a fantastic opportunity for buyers looking to invest in one of East London's most desirable neighbourhoods.

Tenure - Leasehold
Tenure Arrangement - 87 years
Service Charge: £1,428 pa
Ground Rent - £9.00 pa
Council Tax - C £1,669 pa
EPC - C 69,84

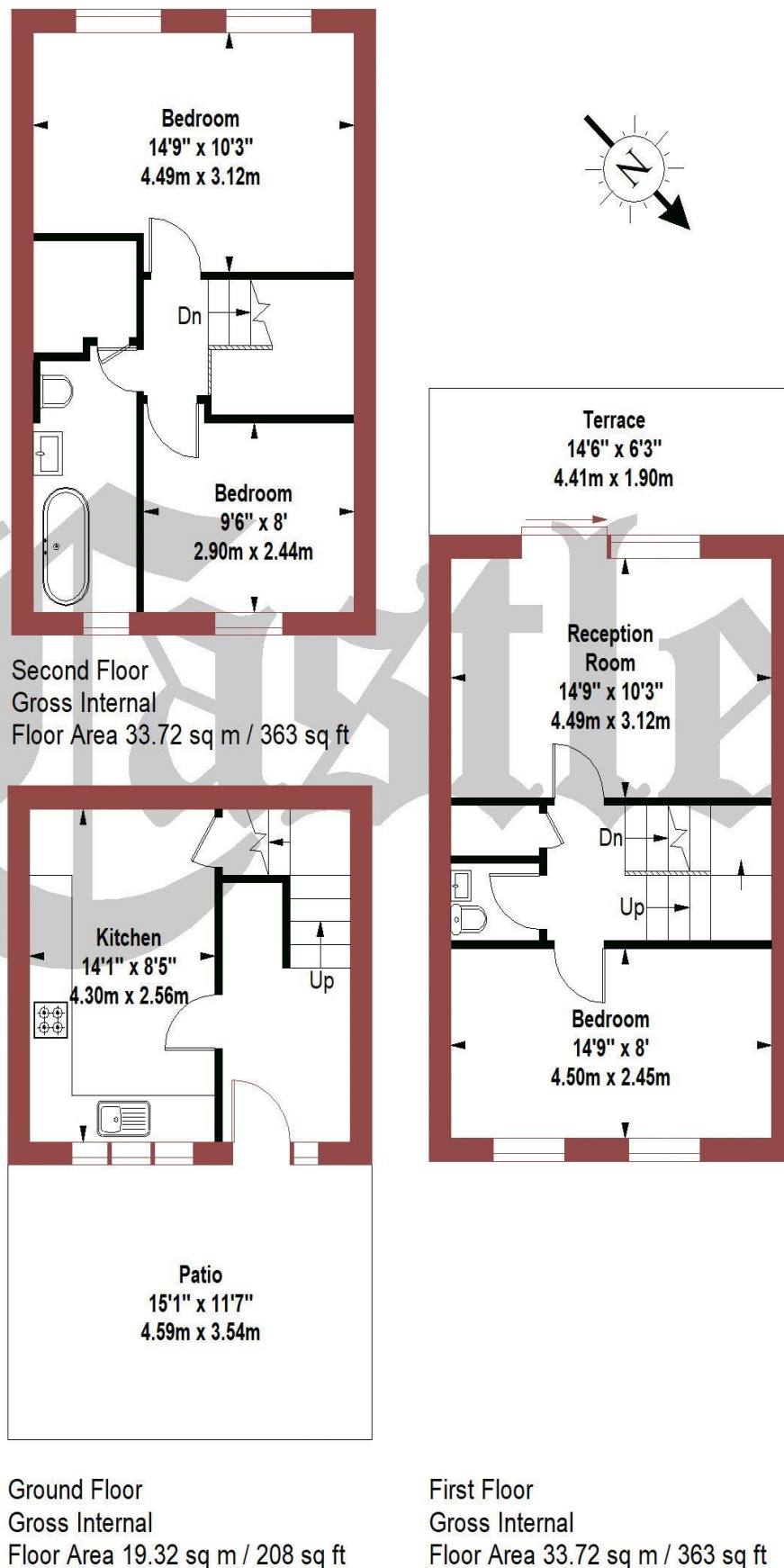
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020 8985 0106
hackney@castles.london



Approx. Gross Internal Area = 86.77 sq m / 934 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

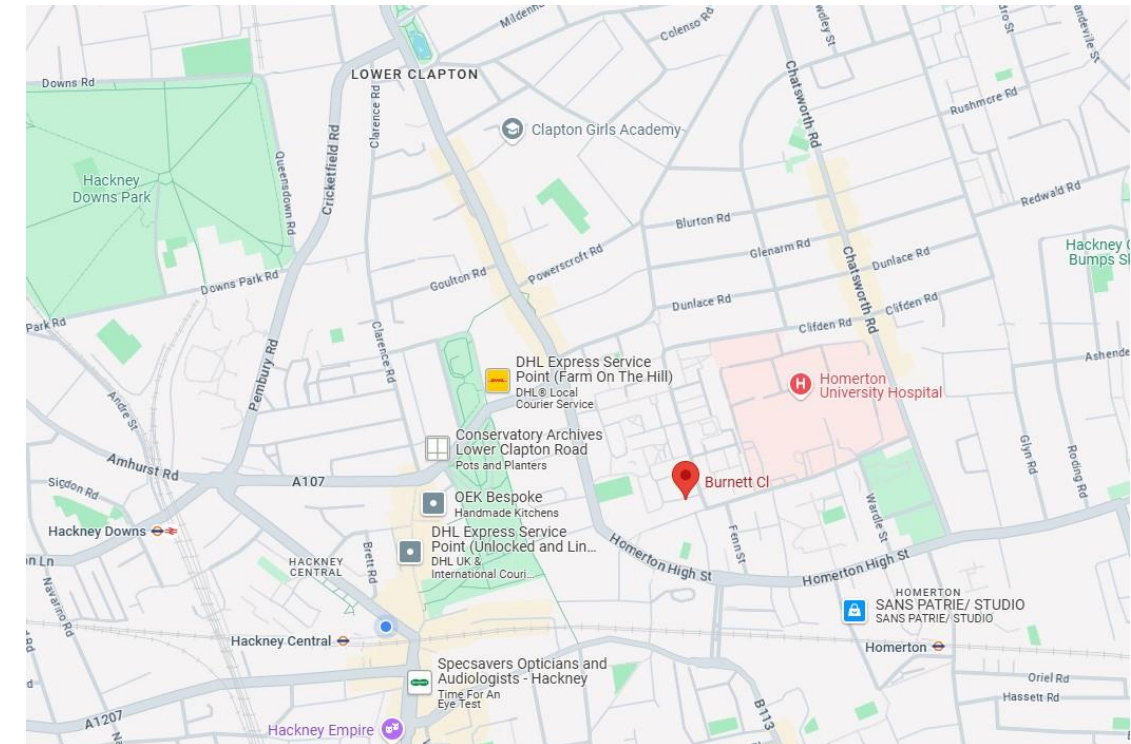
The area is served well through a network of local bus routes and train services. (Hackney Downs Main Line Station into Liverpool Street and Homerton & Hackney Central Stations on the North London Line

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).



Castles

44 Lower Clapton Road
London, E5 0RN
020 8985 0106
hackney@castles.london
www.castles.london

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