



**Eastway, E9 5JH**

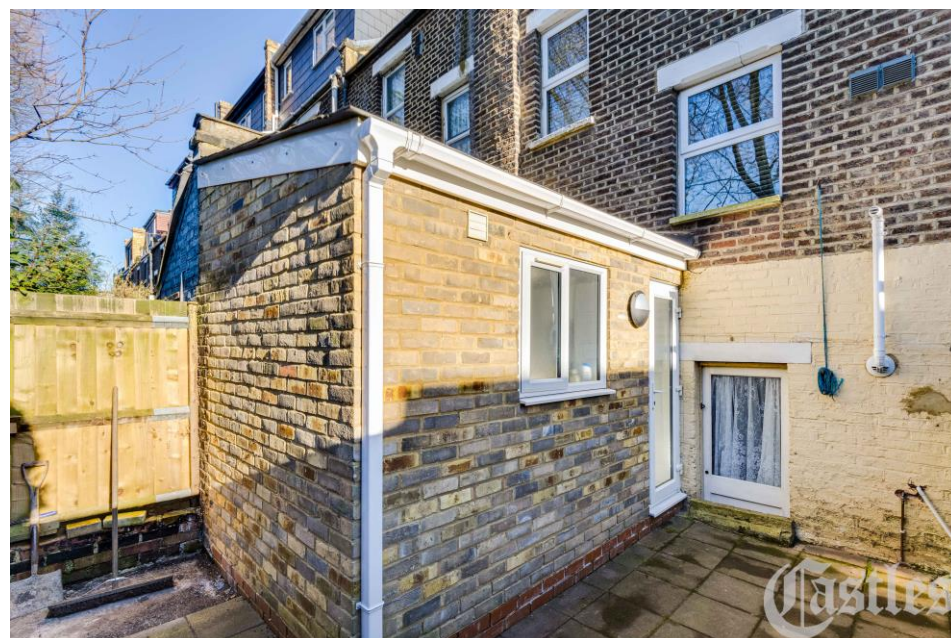
£695,000

Freehold

Castles

**Castles**







## Eastway, E9 5JH

Castles Hackney are delighted to present this spacious 2-bedroom mid-terrace home at Eastway, E9, offering a fantastic opportunity for buyers looking to secure a home in one of East London's most vibrant and well-connected areas. Set over three floors, this property boasts two generous double bedrooms, a bright and airy reception room, and a large basement area with full head height, providing ample storage or the potential to create additional living space. There is also scope to extend into the loft as many of the neighbours have opted to do, subject to the necessary planning permissions, making this a perfect long-term investment. The home is in good condition, with plenty of potential to modernise and add value, allowing buyers to put their own stamp on the space. At the rear, you'll find a private garden—a peaceful retreat for relaxing or entertaining. Being offered on a chain free basis. Situated in the heart of Hackney, the property is just a short walk from Mabley Green, Hackney Wick, and the thriving Hackney Wick social scene, known for its independent cafés, creative spaces, and riverside bars. Hackney Wick Station is just moments away, offering quick and easy access to the City and beyond. With its desirable location, exciting potential, and excellent transport links, this home is an ideal choice for first-time buyers, investors, or those looking for a project in one of London's most sought-after neighbourhoods.

*Tenure - Freehold*  
*Council Tax - D £1,877.37pa*  
*EPC - C 71, 86*

**£695,000      Freehold**

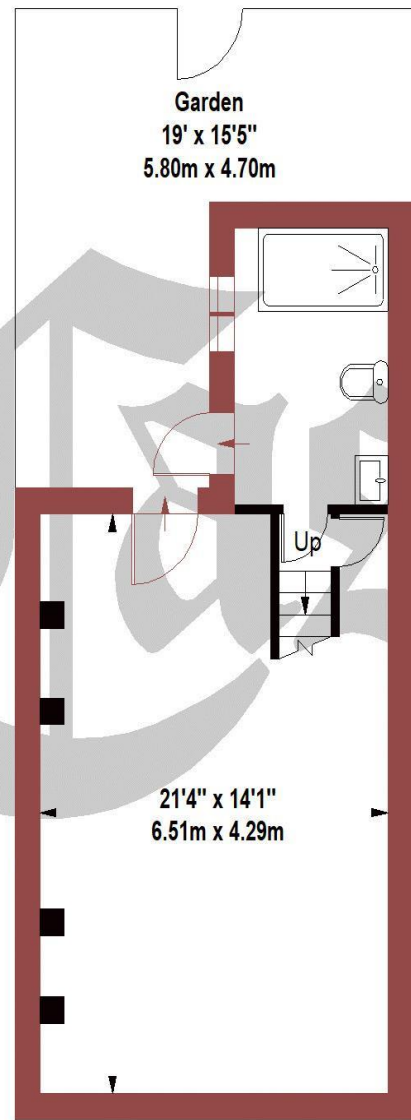
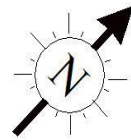
# Castles

**020 8985 0106**  
**hackney@castles.london**

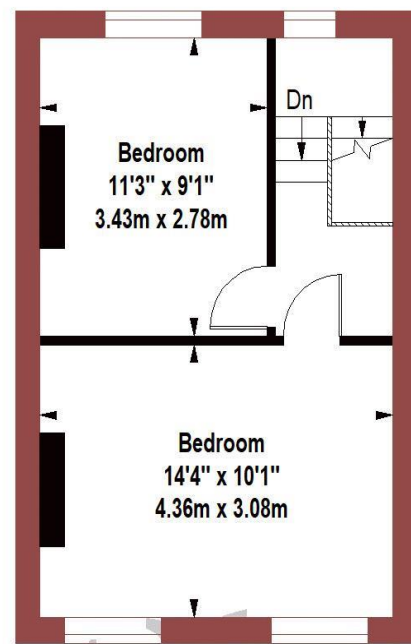




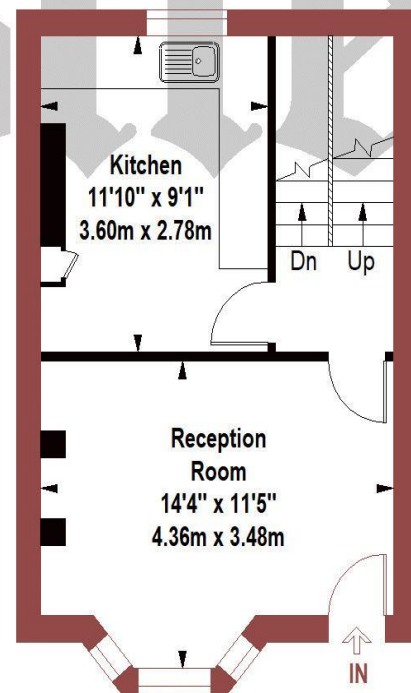
Approx. Gross Internal Area = 92.90 sq m / 1000 sq ft



Lower Ground Floor  
Gross Internal  
Floor Area 34.56 sq m / 372 sq ft



First Floor  
Gross Internal  
Floor Area 28.71 sq m / 309 sq ft



Ground Floor  
Gross Internal  
Floor Area 29.64 sq m / 319 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

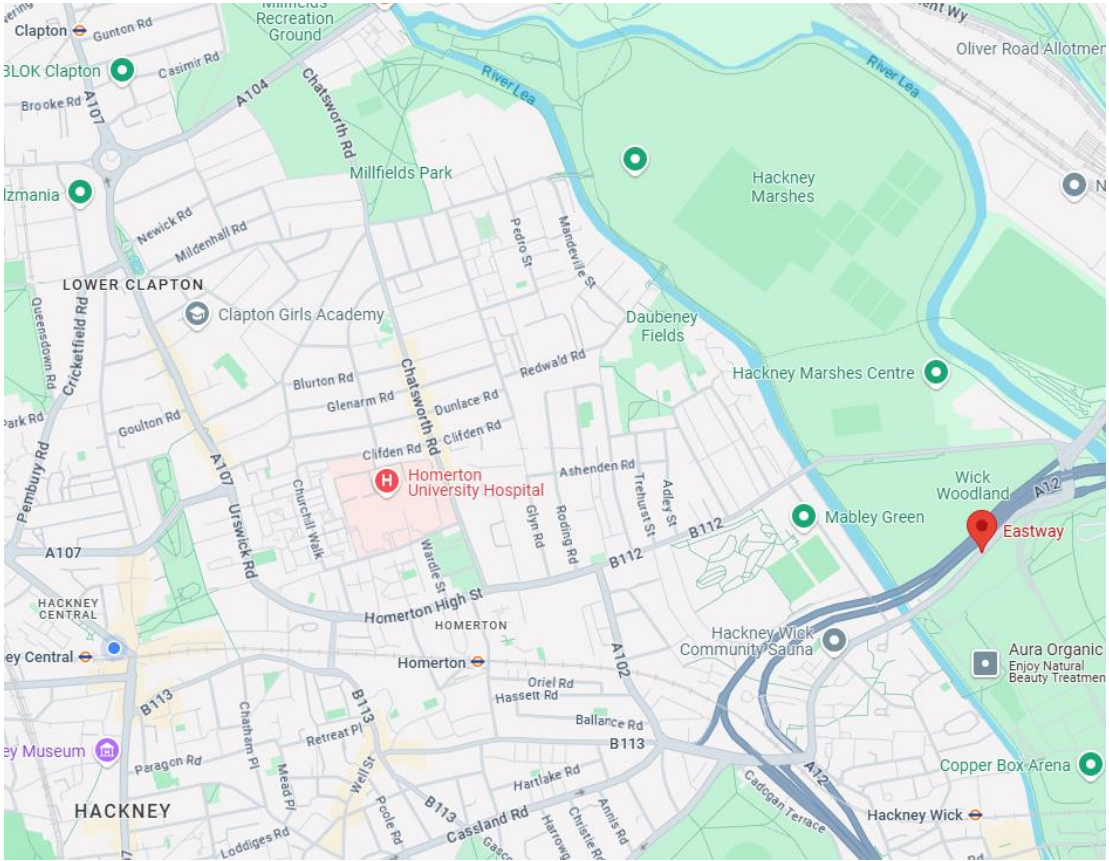
The area is served well through a network of local bus routes and train services. (Hackney Downs Main Line Station into Liverpool Street and Homerton & Hackney Central Stations on the North London Line

### 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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