



Hawkwood Mount, E5 9EQ

£500,000

Leasehold

Castles



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Castles Hackney is thrilled to present this exceptional 4 bedrooms split-level maisonette in the highly sought-after Road. Spanning over 1106 square feet and set across three floors, this generously sized property is perfect for buyers looking to design their dream home. Enjoy the benefits of a large, flexible space with high ceilings, period features, and an abundance of natural light throughout. The property offers a fantastic opportunity for modernisation and customisation, ideal for those looking to add value through refurbishment. Just moments away from the green expanses of Springfield Park and the scenic River Lea, providing excellent outdoor leisure options. Well-connected via Clapton Station, offering direct transport links to central London, making it a great choice for commuters. This maisonette is available on a chain free basis, ensuring a smooth and hassle-free buying process. Whether you're a family seeking a vibrant community atmosphere or an investor looking for a property with great potential, this charming maisonette is must-see. Don't miss this rare opportunity to transform a spacious home in a prime London location.

Tenure - Leasehold
Tenure Arrangement - 56 Years
Service Charge: £tbc
Ground Rent - £tbc
Council Tax - D
EPC - D 57,77

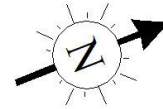
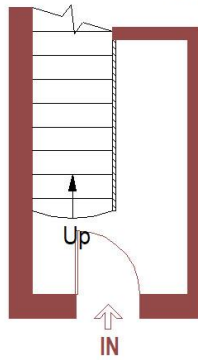
£500,000 Leasehold



020 8985 0106
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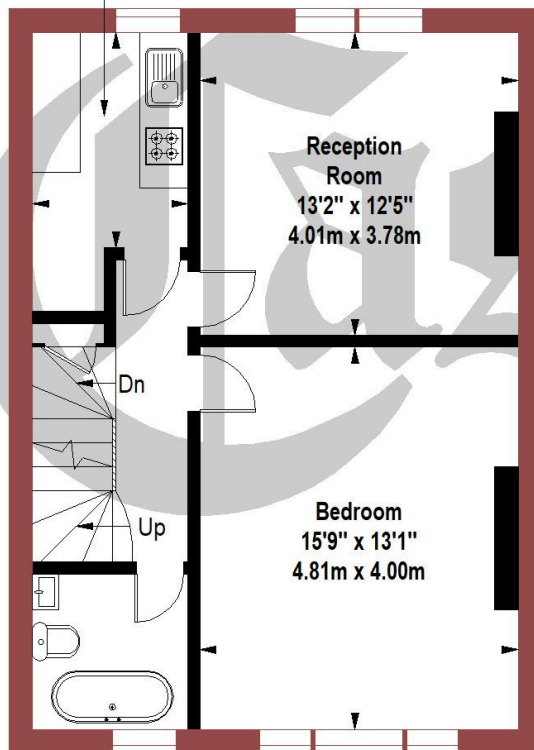


Approx. Gross Internal Area = 102.75 sq m / 1106 sq ft

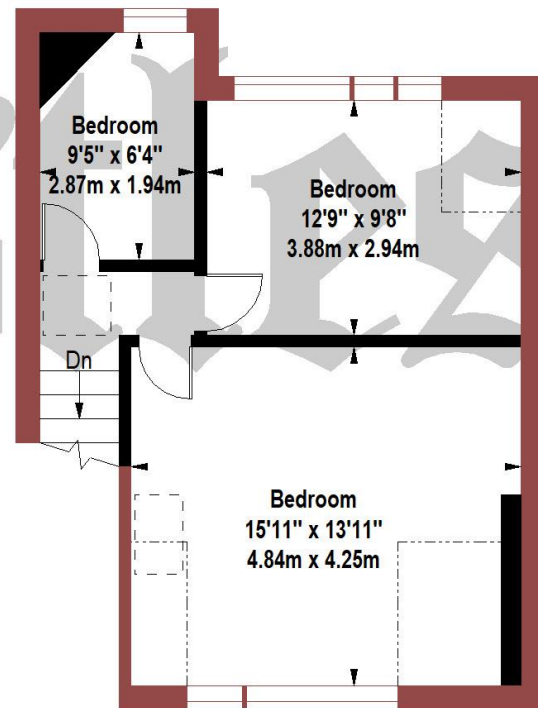


Ground Floor Entrance
Gross Internal
Floor Area 6.5 sq m / 70 sq ft

Kitchen
8'10" x 6'5"
2.70m x 1.96m



First Floor
Gross Internal
Floor Area 53.42 sq m / 575 sq ft



Second Floor
Gross Internal
Floor Area 42.83 sq m / 461 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

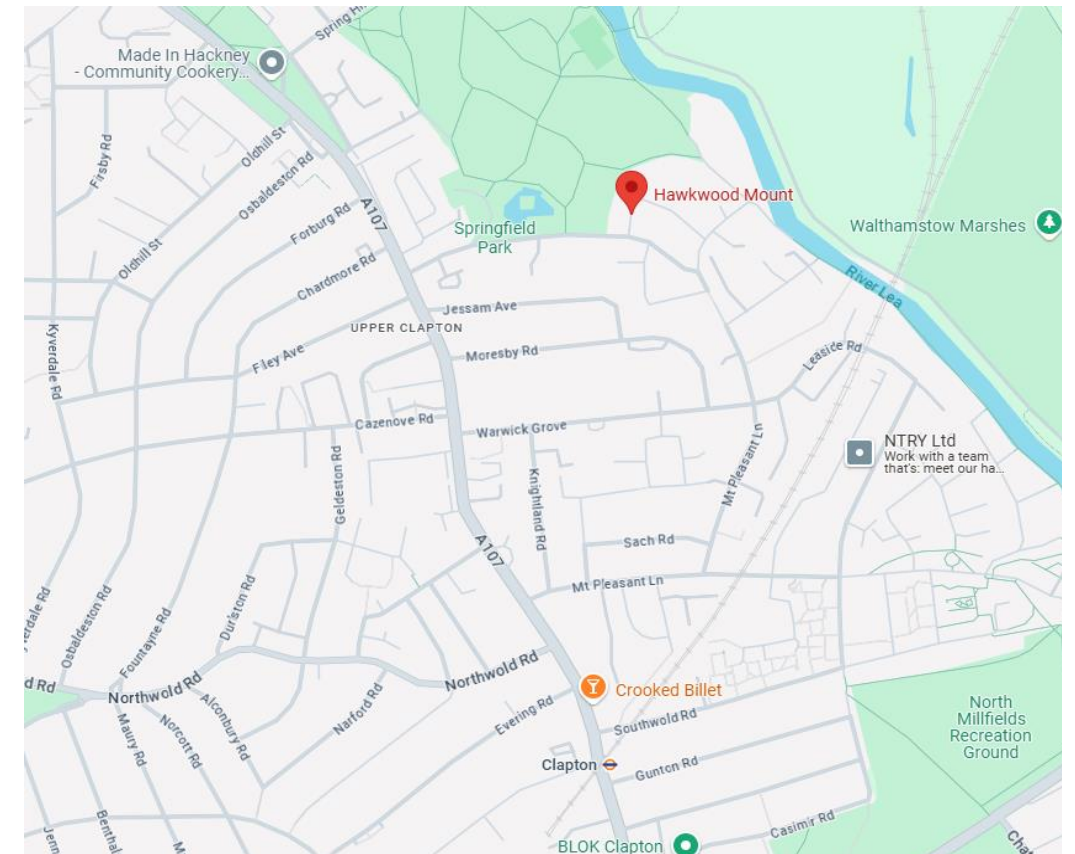
The area is served well through a network of local bus routes and train services. (Hackney Downs Main Line Station into Liverpool Street and Homerton & Hackney Central Stations on the North London Line

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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