



**Kenninghall Road, E5 8BS**

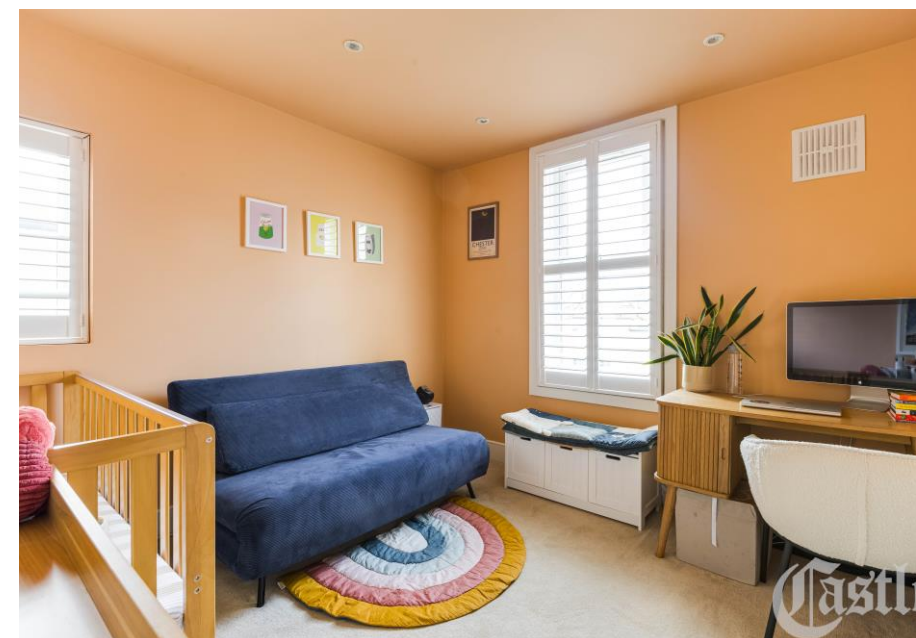
£525,000

Share of Freehold

Castles

**Castles**







## Kenninghall Road, E5 8BS

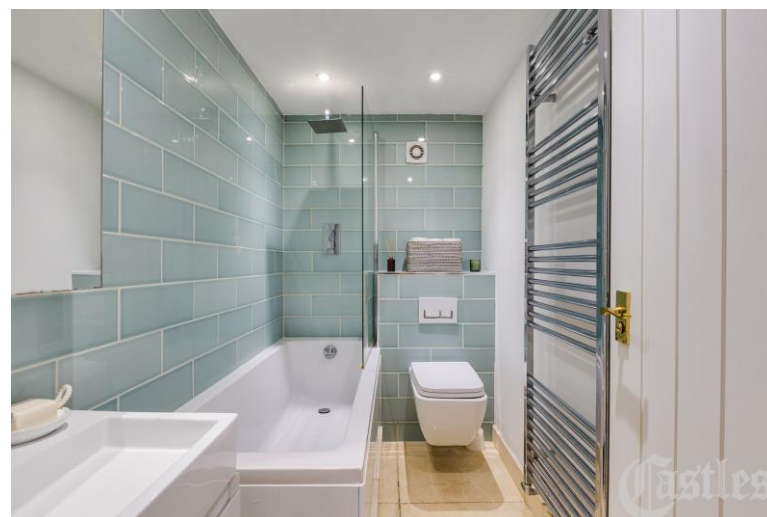
Castles Hackney are proud to present this stunning two-bedroom split-level Share of Freehold flat in the heart of E5. Situated on the top floor of a charming double-fronted period conversion, this beautifully maintained property offers an abundance of natural light, with a south-facing living room that ensures brightness throughout the day. Boasting a modern décor and immaculate condition throughout, this chain-free home is perfectly positioned within walking distance of Clapton Station and Rectory Road Station, providing excellent transport links. Residents will also enjoy the vibrant local scene, with an array of cafés, restaurants, gym studios, and numerous bus routes offering easy access to the City and West End. Additionally, both Downs Park and the serene Clapton Pond are just moments away, adding to the area's appeal. A rare opportunity in an excellent location—early viewings are highly recommended.

*Tenure - Share of Freehold*  
*Council Tax - B - £1,529.51pa*  
*EPC - D 66,68*

**£525,000      Share of Freehold**

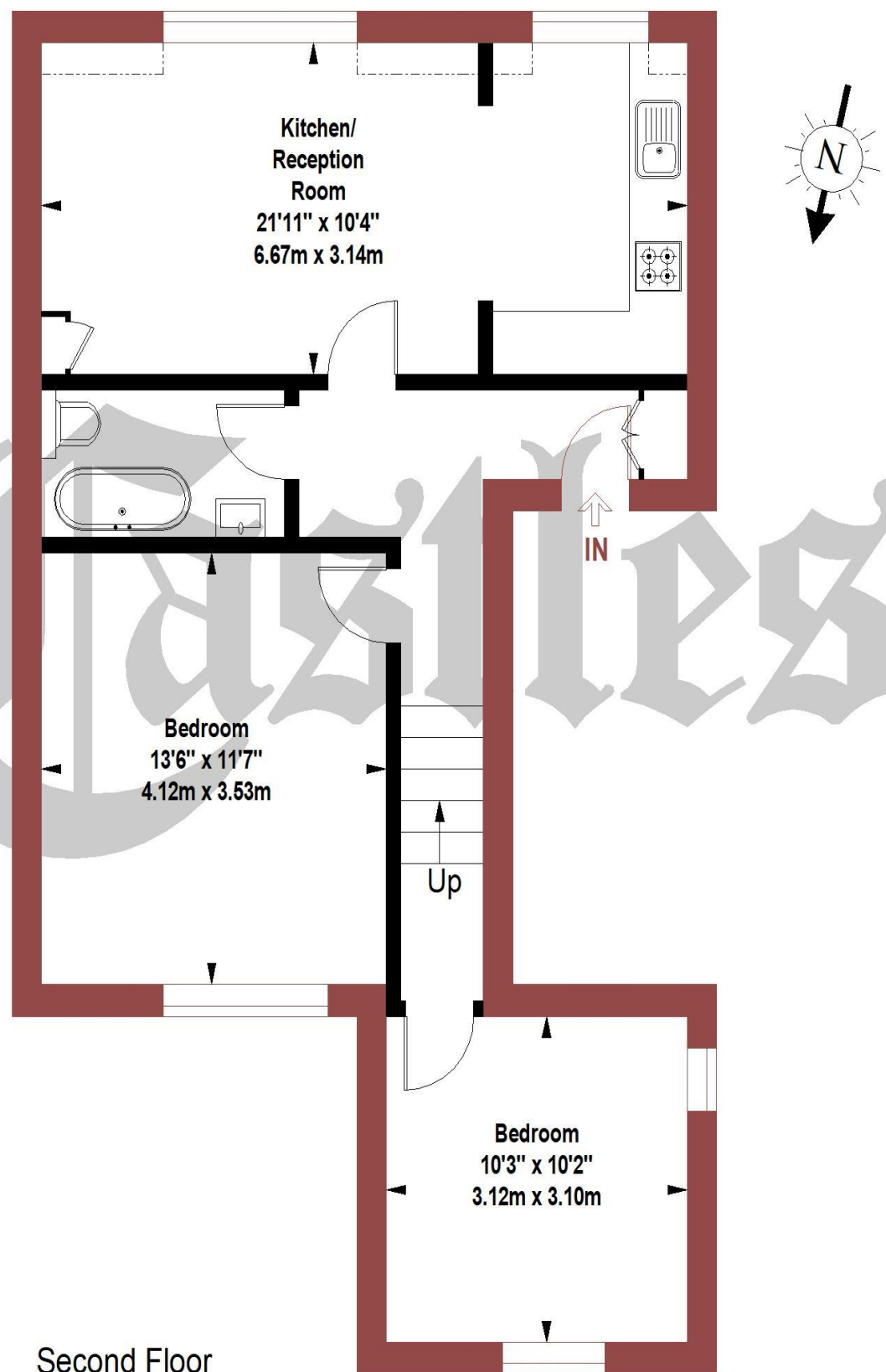
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**020 8985 0106**  
**hackney@castles.london**





Approx. Gross Internal Area = 59.36 sq m / 639 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

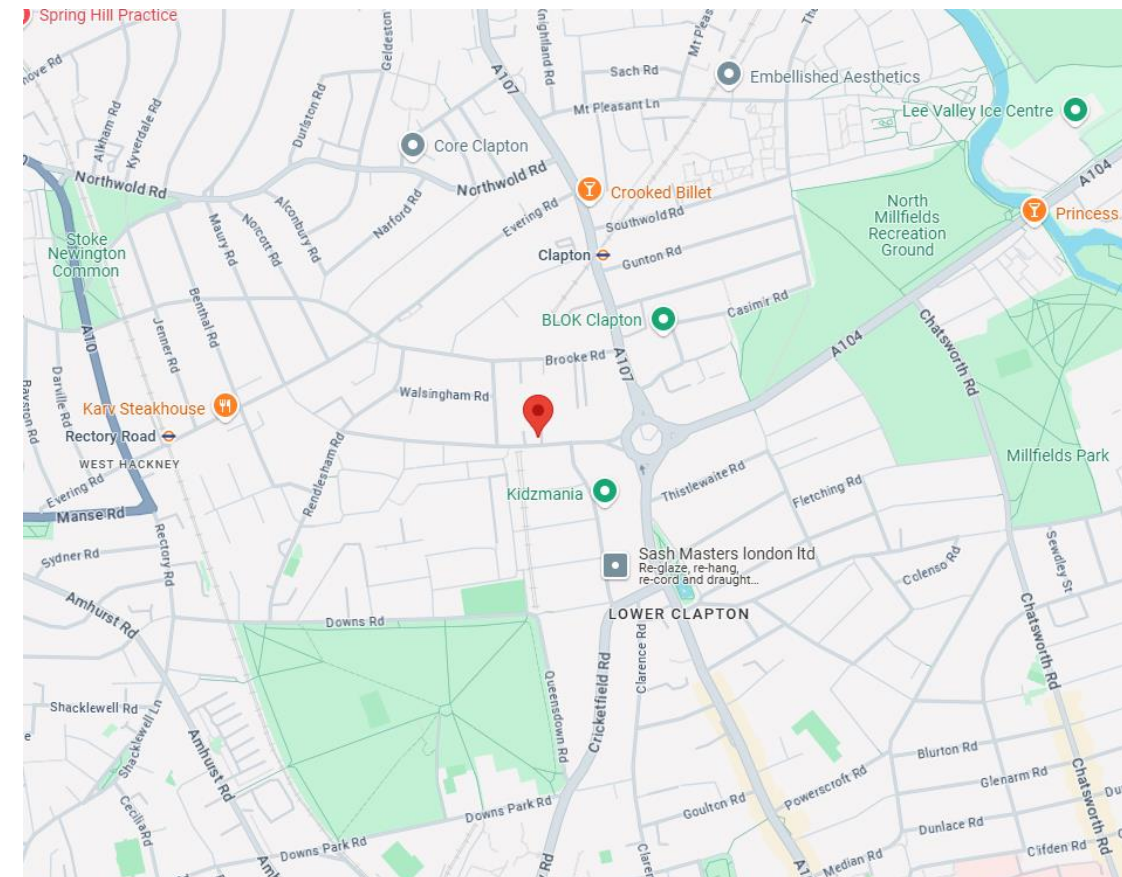
The area is served well through a network of local bus routes and train services. (Hackney Downs Main Line Station into Liverpool Street and Homerton & Hackney Central Stations on the North London Line

## 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

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