



Goulton Road, E5 8HA

£475,000

Share of Freehold

Castles



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Castles Hackney proudly presents this beautifully appointed one-bedroom apartment with a versatile additional room, occupying the entire top floor of a striking double-fronted period conversion in the heart of Hackney. Spanning 638 sq ft, the property features a bright open-plan living and dining area ideal for entertaining, a separate modern kitchen, a spacious main bedroom, and a sleek, modern bathroom positioned off the hallway. A second room offers flexibility as a home office, dressing room, or occasional guest space. With a long lease of 105 years, this home is a fantastic opportunity for first-time buyers. Perfectly located in the vibrant E5 postcode, it sits within easy reach of Hackney Central and Hackney Downs stations, offering excellent transport links to Liverpool Street, Stratford, and beyond. The area is rich in green spaces, including Hackney Downs, London Fields, and Victoria Park, while nearby Mare Street, Broadway Market, and Chatsworth Road offer an eclectic mix of independent shops, cafés, markets, and cultural highlights such as the Hackney Empire and Hackney Picturehouse. This is stylish and well-connected Hackney living at its finest.

*Tenure - Share of Freehold
Tenure Arrangement - 105 years
Council Tax - B £122.00 per month
EPC - C 77,77*

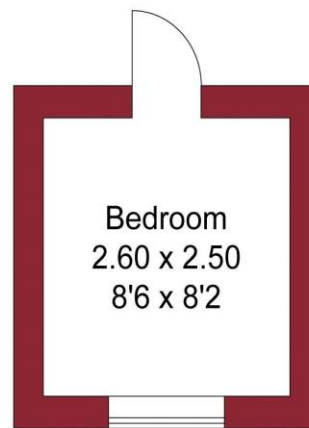
£475,000 Share of Freehold

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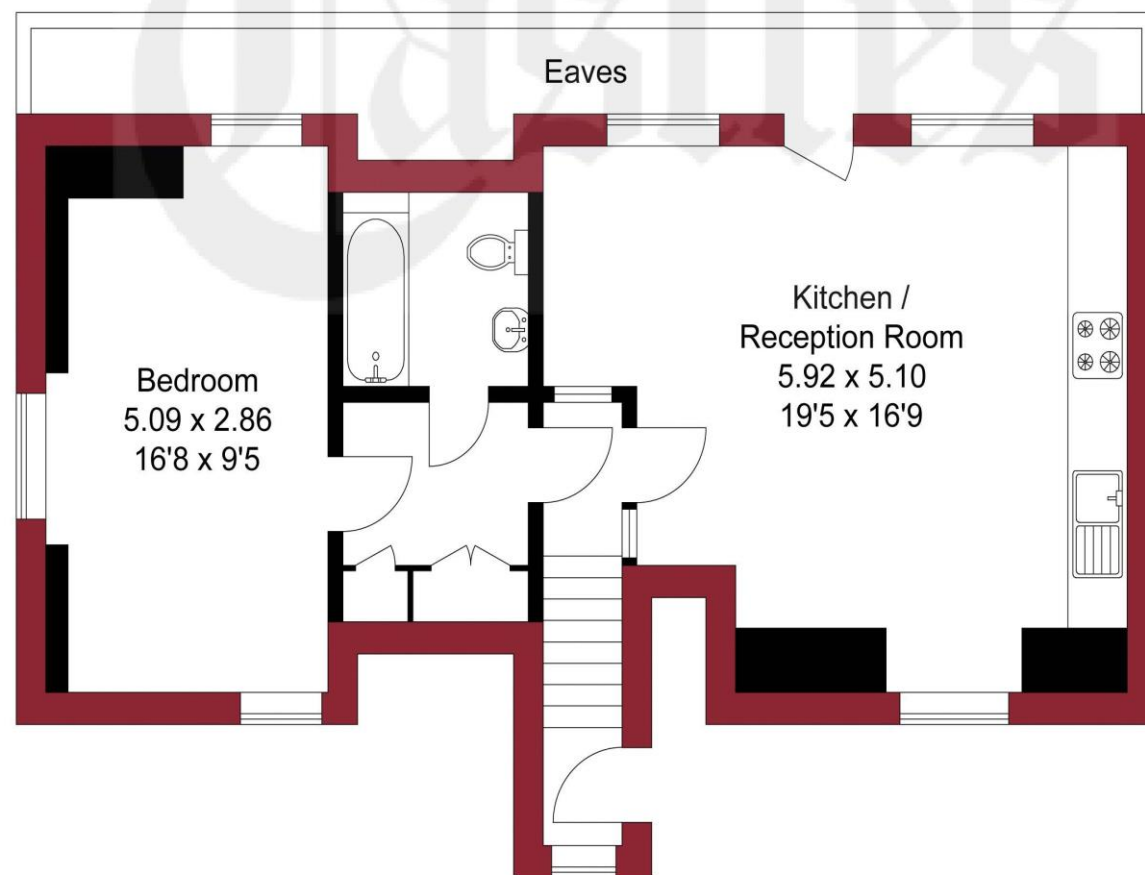
020 8985 0106
hackney@castles.london



APPROXIMATE GROSS INTERNAL AREA
59.30 sqm / 638.29 sqft



FIRST FLOOR



SECOND FLOOR

THIS PLAN IS FOR ILLUSTRATION ONLY AND MAY NOT BE
REPRESENTATIVE 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

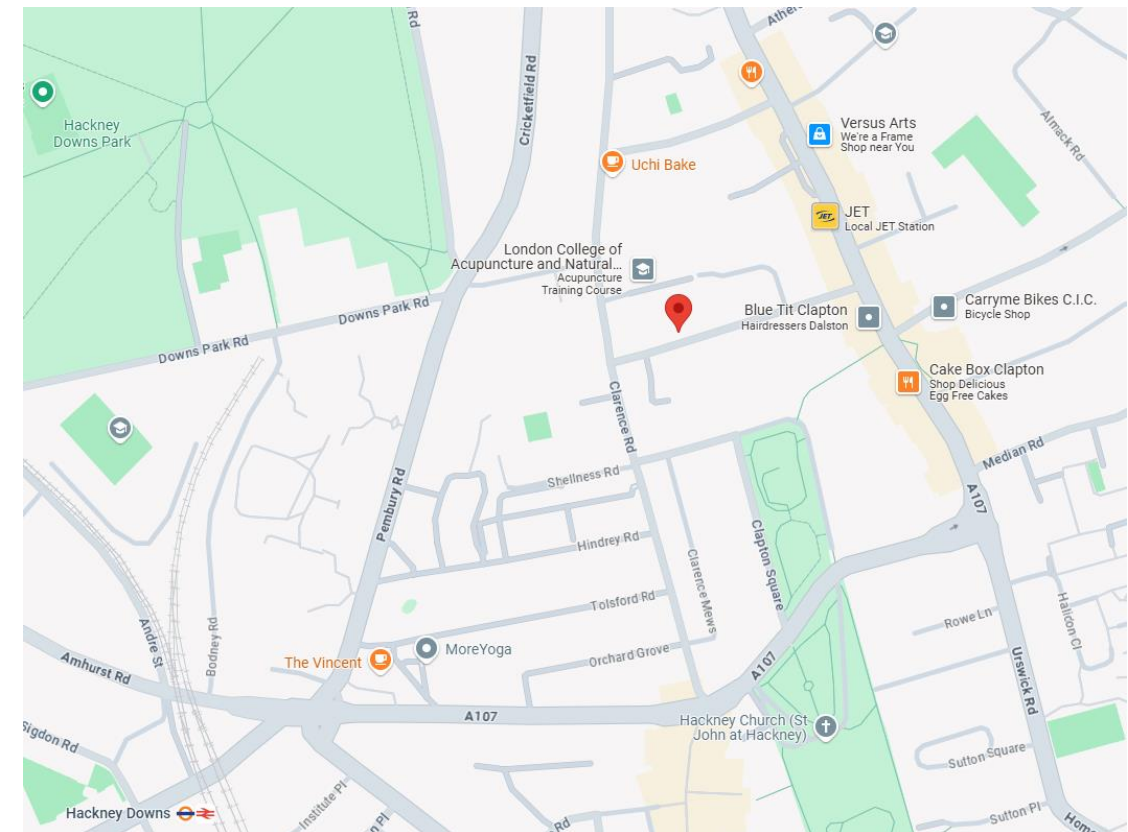
The area is served well through a network of local bus routes and train services. (Hackney Downs Main Line Station into Liverpool Street and Homerton & Hackney Central Stations on the North London Line

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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