



**Queensbridge Court, Queensbridge Road, E2 8PA**

£465,000

Leasehold

**Castles**







# Queensbridge Court, Queensbridge Road, E2 8PA

Castles Hackney are delighted to present this highly desirable, spacious two-bedroom apartment, positioned on the third floor offering well-proportioned rooms, modern interiors, and stunning park-facing views. Situated in a prime location with excellent transport links, this chain-free property is perfect for those seeking vibrant city living with a touch of greenery. The apartment boasts a bright and airy reception room, a newly fitted contemporary kitchen, two generous double bedrooms, and a stylish family bathroom. Overlooking the lush open space of Haggerston Park, the property offers a peaceful retreat while being just moments from some of East London's most sought-after attractions. Queensbridge Court is ideally positioned for those who want the best of both worlds—tranquil green spaces alongside the buzz of East London's dynamic social scene. Haggerston Park, located directly opposite, provides beautiful recreational space, sports facilities, and scenic walking routes. The famous Columbia Road Flower Market is just a short stroll away, offering a charming mix of independent boutiques, artisan coffee shops, and its renowned Sunday flower market. Broadway Market and London Fields are also within easy reach, boasting a diverse selection of restaurants, bars, and weekend markets, making this a fantastic area for food lovers and creatives alike. The cultural and nightlife hubs of Shoreditch, Hoxton, and Dalston are all nearby, offering an abundance of trendy bars, music venues, art galleries, and boutique stores. Commuting couldn't be easier, with Hoxton and Haggerston Overground stations just a short walk away, providing fast connections to the City, Canary Wharf, Shoreditch High Street, Spitalfields, and Highbury & Islington. The area is also well-served by multiple bus routes, offering swift access to the City, the West End, and beyond. For cyclists, the property is ideally located for direct routes into central London, with nearby cycle lanes. This fantastic home combines modern comfort, a superb location, and excellent transport links. An opportunity not to be missed. Contact Castles Hackney today to arrange a viewing.

Tenure - Leasehold  
Tenure Arrangement - 90 yrs  
Service Charge: £220.00 pm  
Ground Rent - £9.00  
Council Tax - B £1,460.17 pa  
EPC - C 79,79

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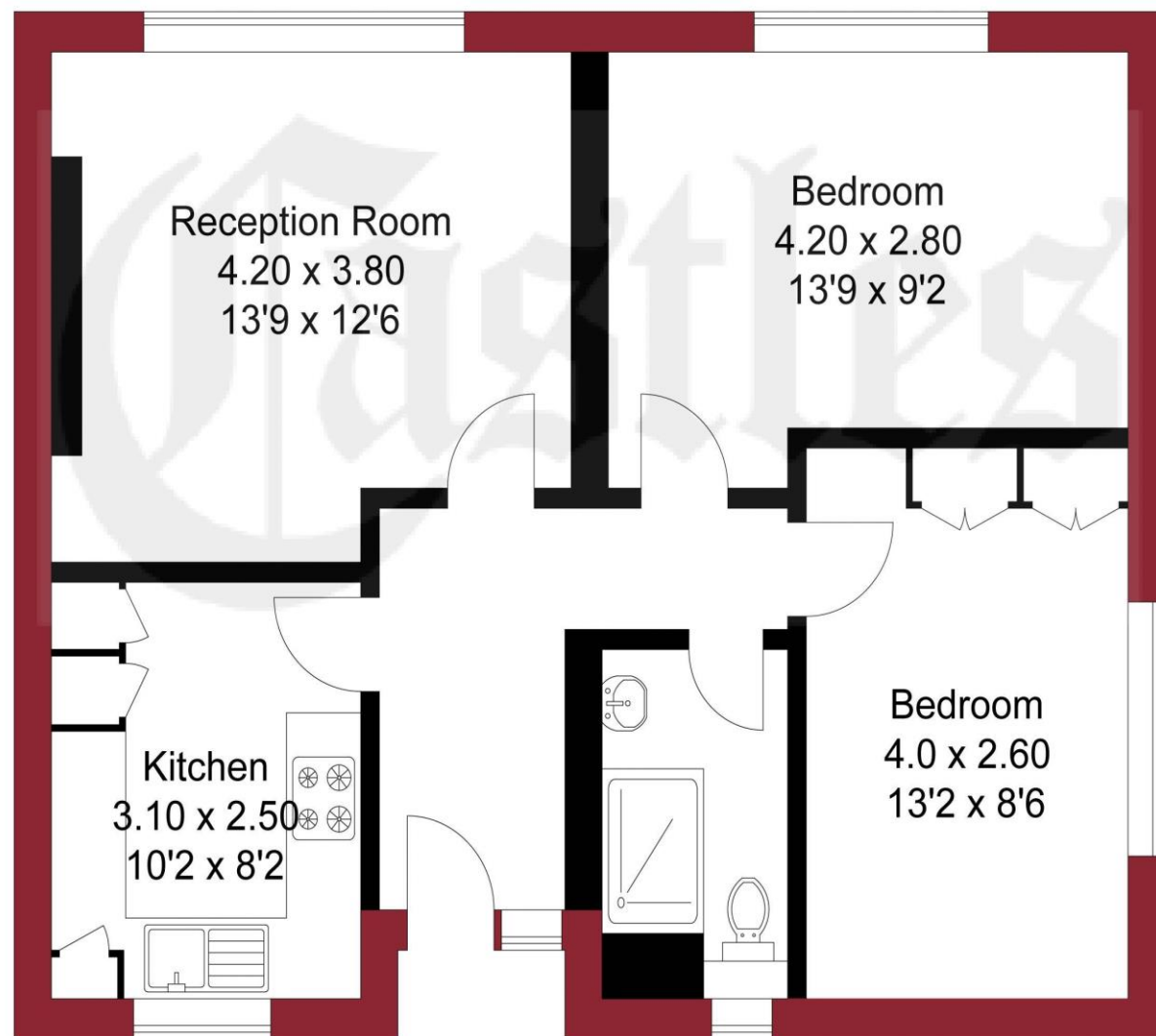


020 8985 0106  
hackney@castles.london





APPROXIMATE GROSS INTERNAL AREA  
59.28 sqm / 645.61 sqft



## THIRD 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

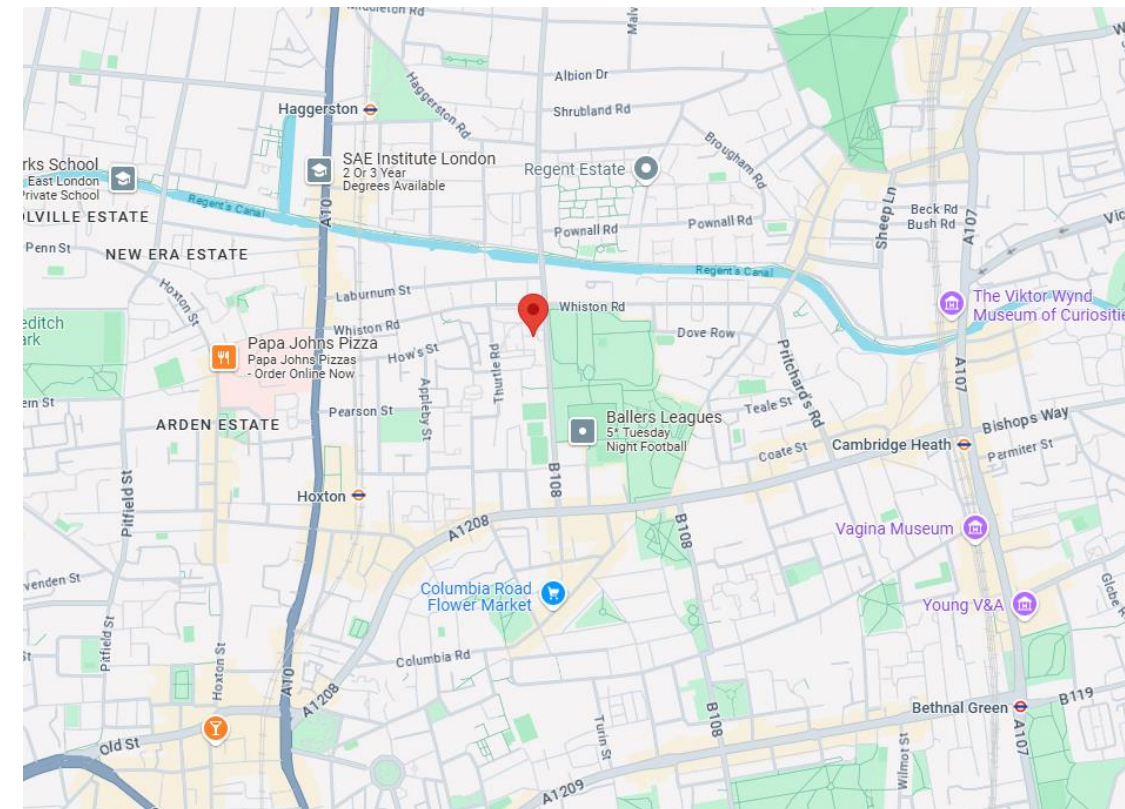
The area is served well through a network of local bus routes and train services. (Hackney Downs Main Line Station into Liverpool Street and Homerton & Hackney Central Stations on the North London Line)

### 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).



# Castles

44 Lower Clapton Road  
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