



Cottrill Gardens, Marcon Place, E8 1NY

£550,000

Leasehold

Castles



Cottrill Gardens, Marcon Place, E8 1NY

Castles Hackney are pleased to offer this exceptional 669 sq. ft. apartment is set on the second floor of an iconic, gated modern development, nestled at the end of a peaceful cul-de-sac, and surrounded by beautifully landscaped green spaces. Designed to an exquisite standard, the interior is bathed in natural light and finished with a host of bespoke features. Upon entering, you're welcomed by an inviting reception hall with extensive built-in storage. The superb, fitted kitchen flows seamlessly into a spacious open-plan living and entertaining area. This elegant space opens out onto a private south-facing balcony that offers far-reaching views and an abundance of natural sunlight throughout the day. The apartment boasts two beautifully appointed double bedrooms, each with its own stylish en-suite shower room, providing comfort and privacy in equal measure. Ideally located in the heart of Hackney, the property enjoys excellent connectivity. Hackney Central, Hackney Downs, and London Fields overground stations are all within easy walking distance, offering swift access to the City, Stratford, and the wider London network. Liverpool Street is just minutes away by train, making it a superb choice for professionals and commuters alike. The local area is vibrant and well-served, with an eclectic mix of independent cafés, award-winning restaurants, artisan bakeries, and boutique shops. Broadway Market, London Fields, and Victoria Park are nearby, offering green open spaces and a thriving weekend social scene. For cyclists, the area benefits from dedicated cycle paths and direct access to London's wider cycling network. The development also provides secure communal bike storage, making it convenient for residents to commute or explore the city on two wheels. Additional communal facilities enhance the peaceful living environment of this exclusive gated community.

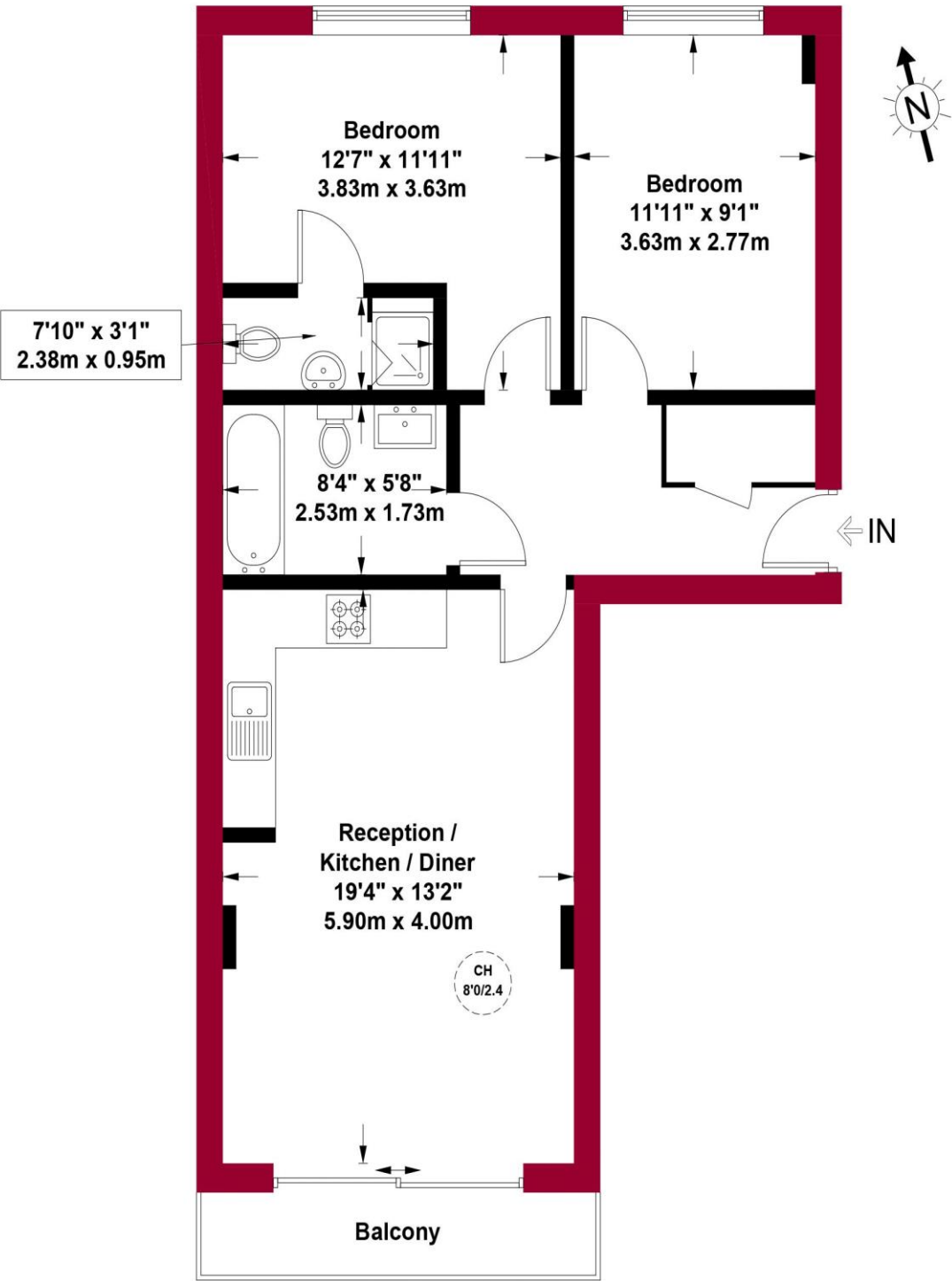
Tenure - Leasehold
Tenure Arrangement - 128 years
Service Charge: £2,677 pa
Ground Rent - £104 pa
Council Tax - D £1,966
EPC - B 85, 86

£550,000 Leasehold



020 8985 0106
hackney@castles.london





Second Floor



This plan is for layout guidance only and is not drawn to scale unless stated. All dimensions, including windows, doors, and the Total Gross Internal Area (GIA), are approximate. For precise measurements, please consult a qualified architect or surveyor before making any decisions based on this plan.



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

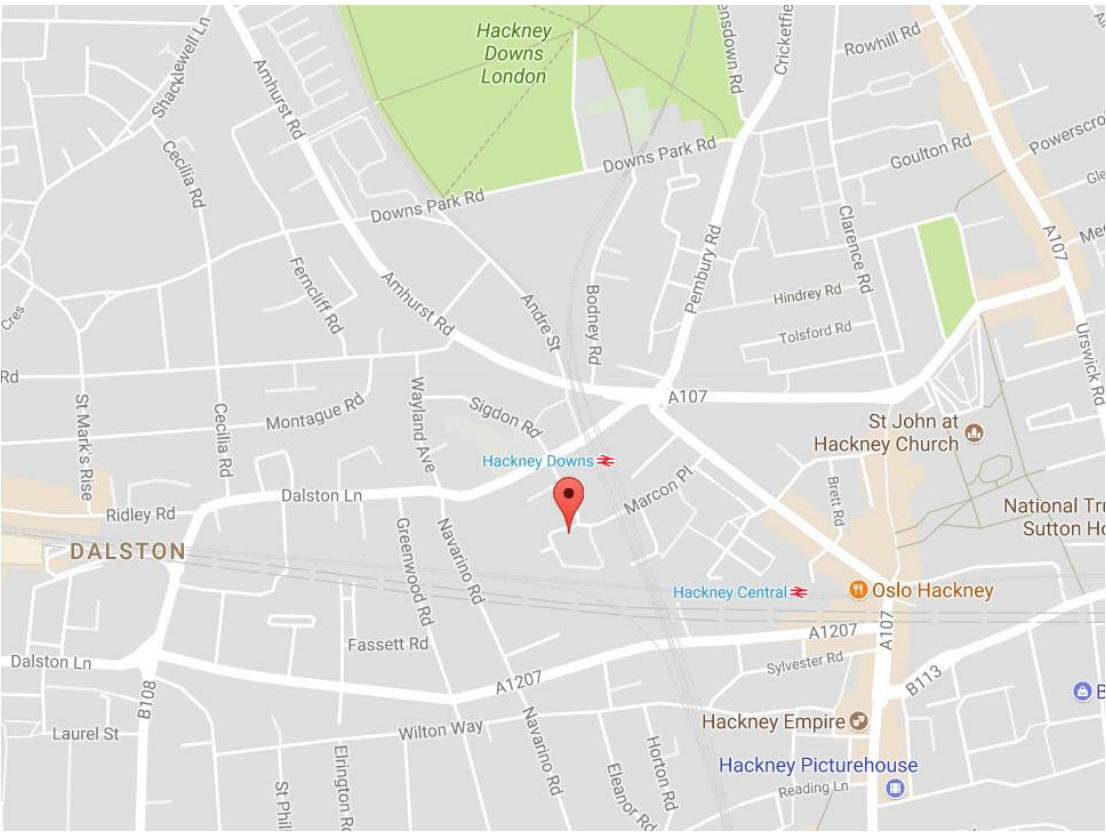
The area is served well through a network of local bus routes and train services. (Hackney Downs Main Line Station into Liverpool Street and Homerton & Hackney Central Stations on the North London Line

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).



44 Lower Clapton Road
London, E5 0RN
020 8985 0106
hackney@castles.london
www.castles.london

All details including floorplans are for representation purposes only and do not constitute a contract or warranty. Whilst every effort is made to ensure accuracy of descriptions and measurements, no responsibility is taken for errors, omissions and misstatements.

rightmove
find your happy

Zoopla
Smarter property search

PrimeLocation
Find the home you deserve

onTheMarket.com

The Property Ombudsman

A free, fair and independent service for buyers, sellers, tenants and landlords of property in the UK.

NAEA
National Association of Estate Agents
LICENSED MEMBER