



**Ashbourne Court, Daubeney Road, E5 0EJ**

£485,000

Leasehold

**Castles**



# Ashbourne Court, Daubeney Road, E5 0EJ

If you are looking for a spacious apartment in good condition with a homely atmosphere just moments from excellent transport links and local amenities yet surrounded by green open spaces and calming water this beautifully presented three-bedroom maisonette is the perfect find. Set within a secure, gated development, this split-level home offers the feel of a house with the security of an upper-floor apartment. The layout includes a large, modern eat-in kitchen, a separate generous living room with dedicated dining space and a work-from-home alcove, a south-facing Juliette balcony, a convenient W/C, and a storage cupboard on the first floor. Upstairs, you'll find three spacious double bedrooms and a bright, well-appointed modern bathroom. With large windows throughout, the property is bathed in natural light especially the living area, which benefits from double doors opening to the Juliette balcony and an additional large south-facing window. The apartment also features stylish flooring, contemporary fixtures, and fittings. The building offers secure entry and well-maintained communal areas, with peaceful green surroundings enhancing the sense of calm and space. The location is exceptional for nature lovers and outdoor enthusiasts. Close to the River Lea and the expansive Hackney Marshes, you'll find miles of walking and cycling routes, riverside paths, playgrounds, football pitches, and peaceful wetlands. Millfields Park, with its open green lawns and community café, is a short stroll away, and the ever-popular Victoria Park—with its lakes, gardens, cafes, and regular markets—is within easy walking or cycling distance. Walthamstow Wetlands, one of Europe's largest urban nature reserves, is also nearby, offering a truly tranquil escape from the city. Transport connections are excellent. Homerton Overground Station is just a short walk away, providing fast and direct links to Highbury & Islington, Stratford, and Canada Water. From there, you can easily access the Victoria, Jubilee, and Central Lines. Numerous local bus routes run nearby, connecting you to Hackney Central, Dalston, Stoke Newington, and beyond. You are also close to a fantastic range of local and larger shops, cafes, bars, and restaurants. Chatsworth Road with its vibrant Sunday Market which is just around the corner, offering a strong community vibe and plenty of independent local favourites. This superb home is ideal for a wide range of buyers, from first-time purchasers to families seeking space in a well-connected yet peaceful setting.

Tenure - Leasehold  
Tenure Arrangement - 88 years  
Service Charge: £1549.08 pa  
Ground Rent - £9.00 pa  
Council Tax - C  
EPC - C 71,77

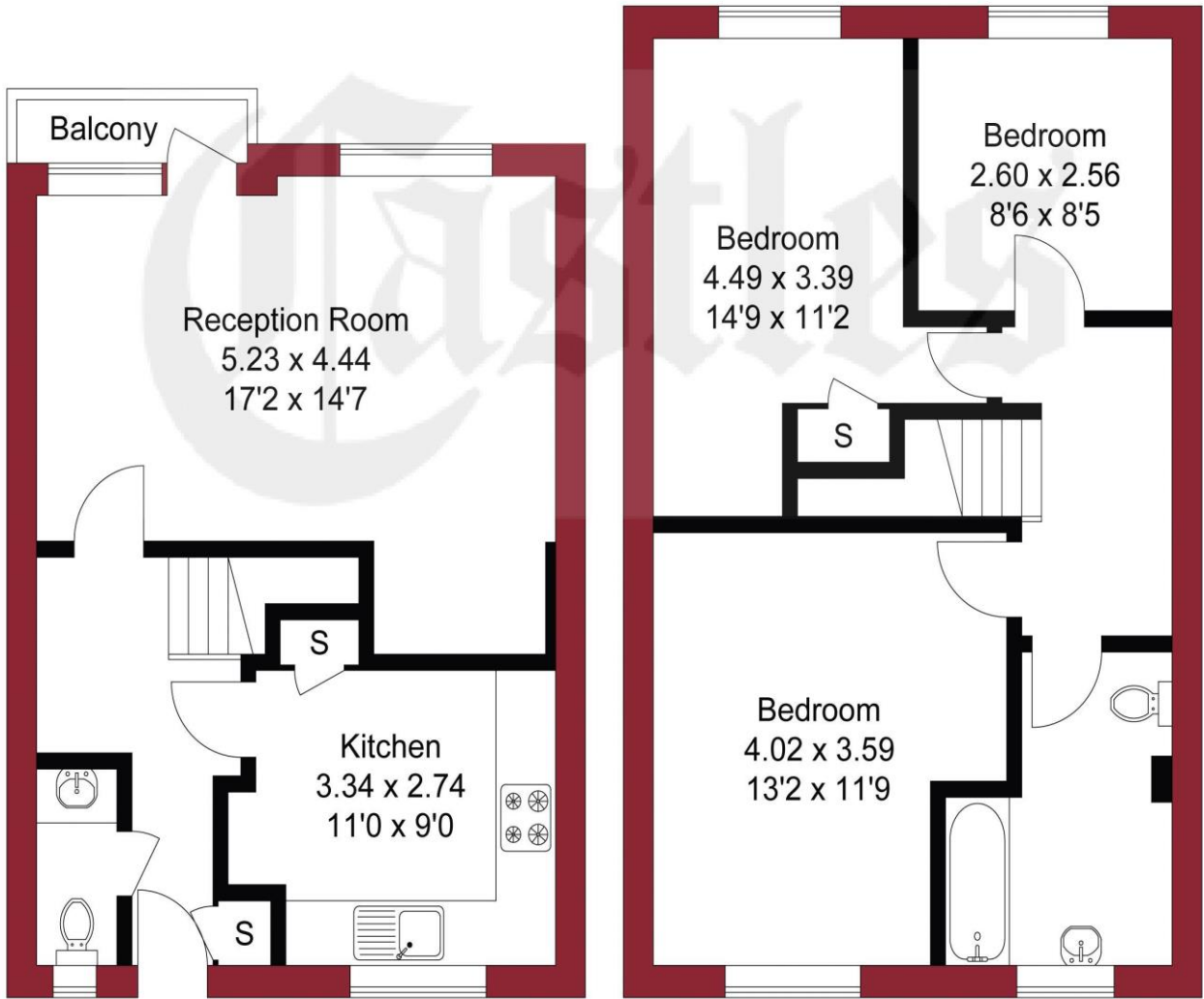
£485,000      Leasehold



020 8985 0106  
hackney@castles.london



APPROXIMATE GROSS INTERNAL AREA  
85.0 sqm / 914.93 sqft



SECOND FLOOR

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

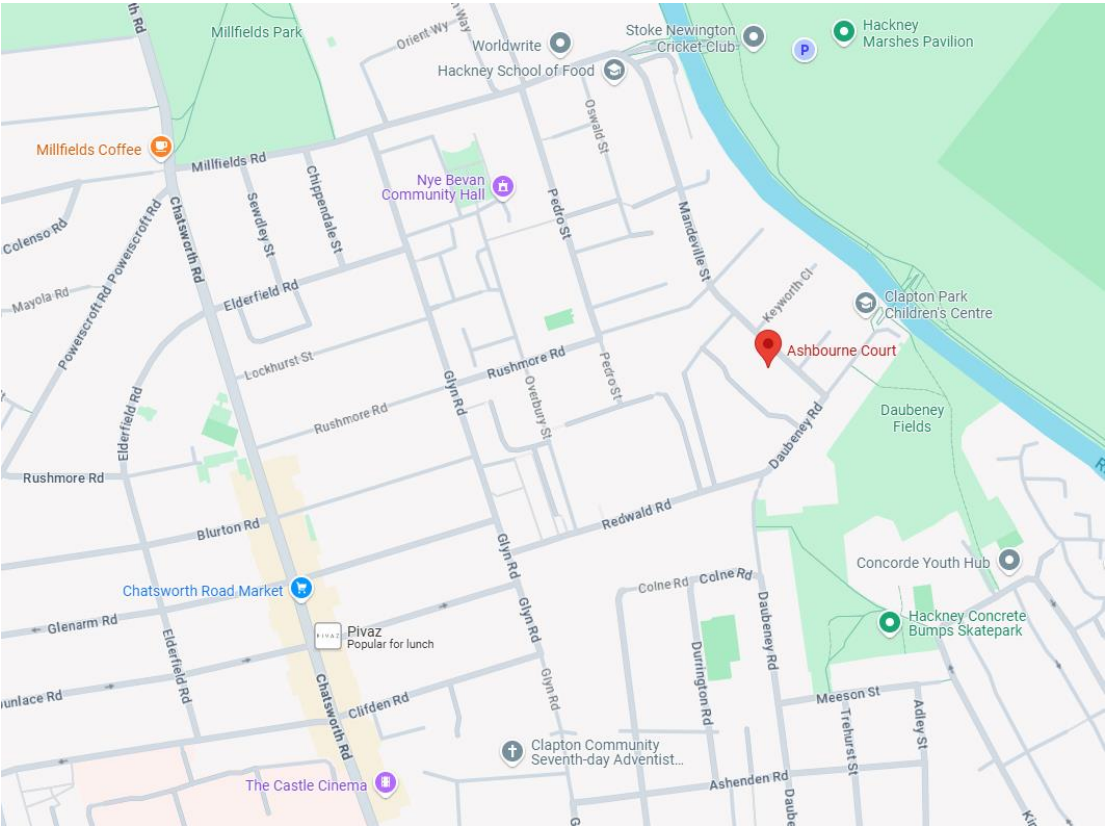
The area is served well through a network of local bus routes and train services. (Hackney Downs Main Line Station into Liverpool Street and Homerton & Hackney Central Stations on the North London Line

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).



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.

find your happy

Smarter property search

Find the home you deserve

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

National Association of Estate Agents  
LICENSED MEMBER