



Weald Square, Upper Clapton Road, E5 8SR

£475,000

Leasehold

Castles



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Castles Hackney are proud to present this beautifully refurbished two-bedroom split-level flat offering stylish and modern living across two floors. On the first level, you'll find a brand-new contemporary kitchen complete with fitted appliances including a fridge/freezer, washing machine, oven, cooker, and dishwasher, alongside a generously sized double bedroom, a bright and welcoming living area, and a convenient W/C. Upstairs features a spacious second double bedroom with views of some of London's iconic buildings, ample built-in storage, and a well-appointed family bathroom. With a well-maintained interior and a 100-year lease, this property is ideal for first-time buyers, small families seeking a move-in-ready home. The property also benefits from the recent installation of a modern hot water tank and central heating radiators. Being offered on a chain free basis. Located just a short walk from Clapton Overground Station, Weald Square benefits from excellent transport links into Central London and beyond. Upper Clapton Road offers a vibrant selection of cafes, restaurants, supermarkets, and local amenities, all right on your doorstep. For those who enjoy the outdoors, Springfield Park, Walthamstow Marshes, Millfields Park, and the scenic River Lea are all within walking distance perfect for weekend walks, cycling, or simply relaxing in nature. This property combines the best of urban living with access to green open spaces, making it a truly desirable location.

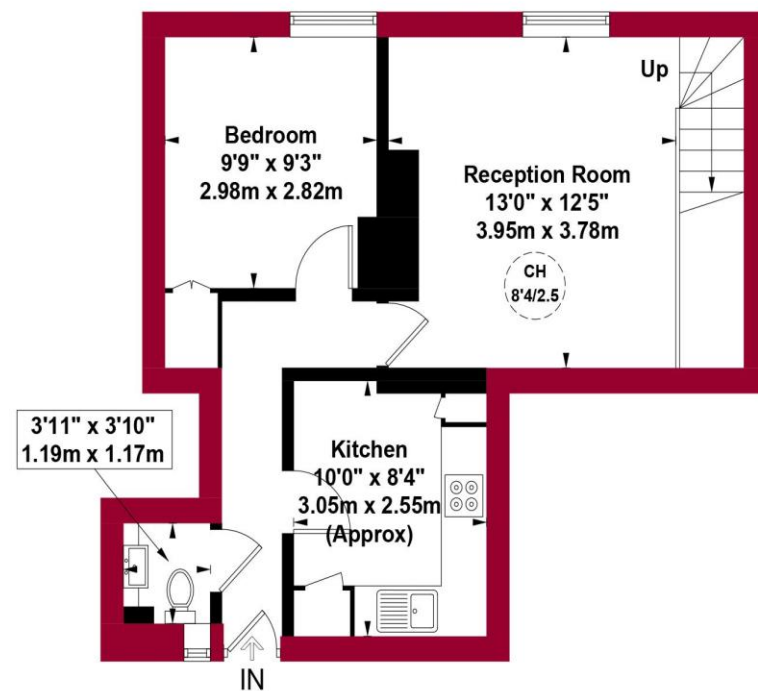
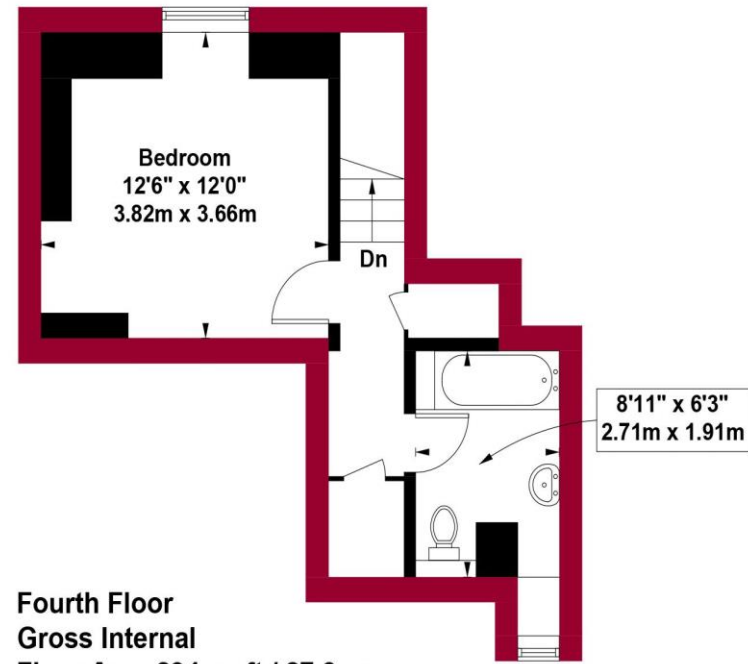
Tenure – Leasehold
Tenure Arrangement – 100 years
Service Charge - £2100.00 approx per year
Ground Rent - Peppercorn
Council Tax – B
EPC Rating - Current: 58 Potential: 62

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020 8985 0106
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Third Floor
Gross Internal
Floor Area 464 sq ft / 43.1 sq m

An overview of Hackney

Lower Clapton

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

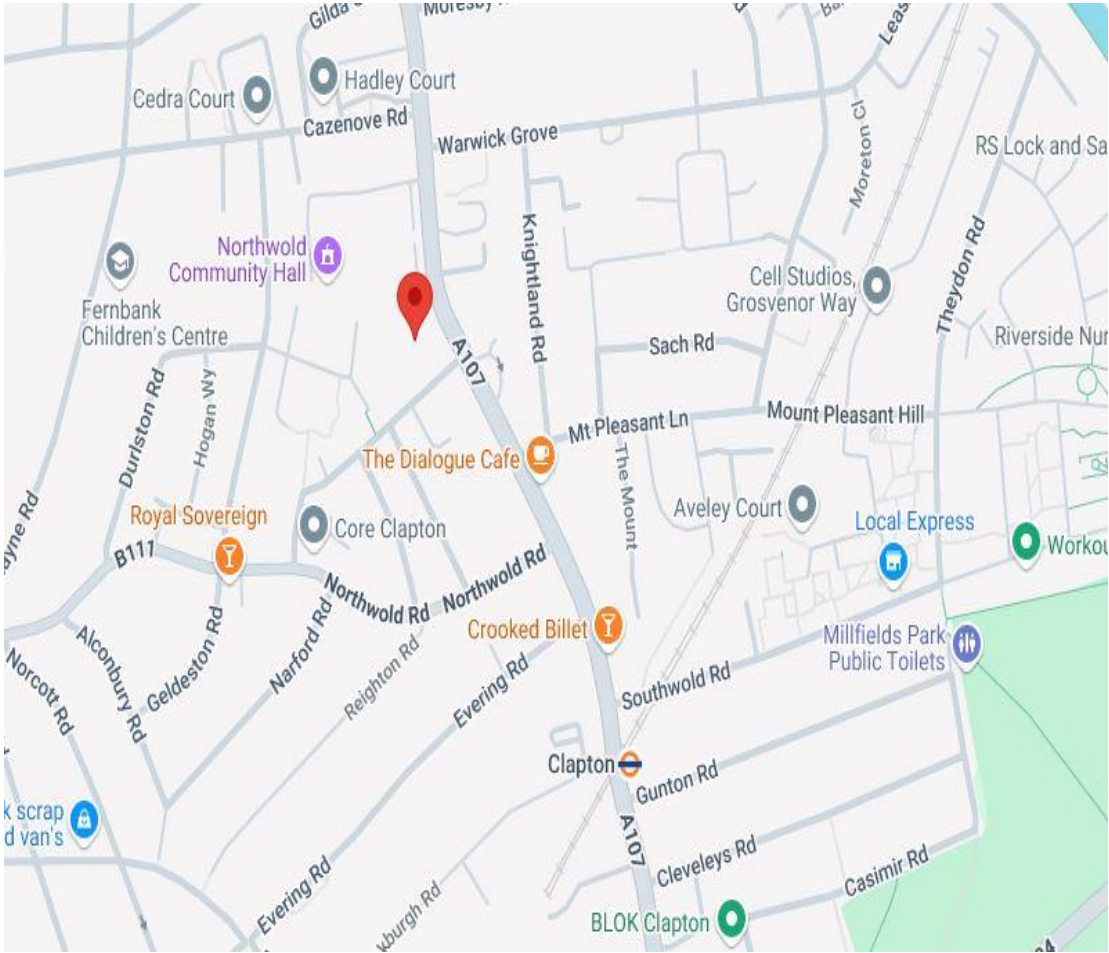
The area is served well through a network of local bus routes and train services. (Hackney Downs Main Line Station into Liverpool Street and Homerton & Hackney Central Stations on the North London Line

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

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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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.



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