



Armstrong House, Southwold Road, E5 9PB

£465,000 Leasehold

Castles







**Armstrong House, Southwold Road, E5 9PB**

Castles Hackney are delighted to present this stunning two-bedroom modern apartment, located on the third floor of the sought-after Armstrong House development. The property comprises a spacious and bright reception room with an abundance of natural light, a separate fully fitted kitchen, two well-proportioned bedrooms, a contemporary family bathroom, ample storage, and a private south-facing balcony overlooking the greenery of Millfields Park. The apartment is enviably positioned in a quiet, residential enclave moments from the open spaces of Millfields Park and the peaceful River Lea, ideal for walking, cycling, and enjoying nature. Just a short walk away, Chatsworth Road offers a lively and ever-growing food scene, with popular favourites such as Pivaz, Jim's Café, The Dialogue, Palm 2 deli, and the beloved Eat 17. The weekend market brings in local traders serving everything from artisan pastries and specialty coffee to global street food. You'll also find Climpson & Sons for your morning brew and Shane's on Chatsworth for farm-to-table dining. Upper Clapton Road also boasts a great selection of local gems, including cosy brunch spots, bakeries, takeaways, and traditional pubs offering something for every taste and occasion. For commuters, Clapton Overground Station is within easy walking distance, providing direct connections to Liverpool Street and the City. Numerous bus routes serve the area, with easy access to Hackney Central, Stoke Newington, and beyond. The neighbourhood also benefits from nearby fitness centres, yoga studios, and creative workspaces, making it a great choice for modern urban living. Offered chain-free, this well-located third-floor apartment combines peaceful green surroundings with the energy and convenience of East London, a fantastic opportunity for first-time buyers seeking both comfort and lifestyle.

Tenure - Leasehold  
Tenure Arrangement - 106 years  
125 years from 01 September 2006  
Service Charge: £2651.64 pa  
Ground Rent - £200.00 pa  
Council Tax - D  
EPC - B 81, 81

**£465,000    Leasehold**

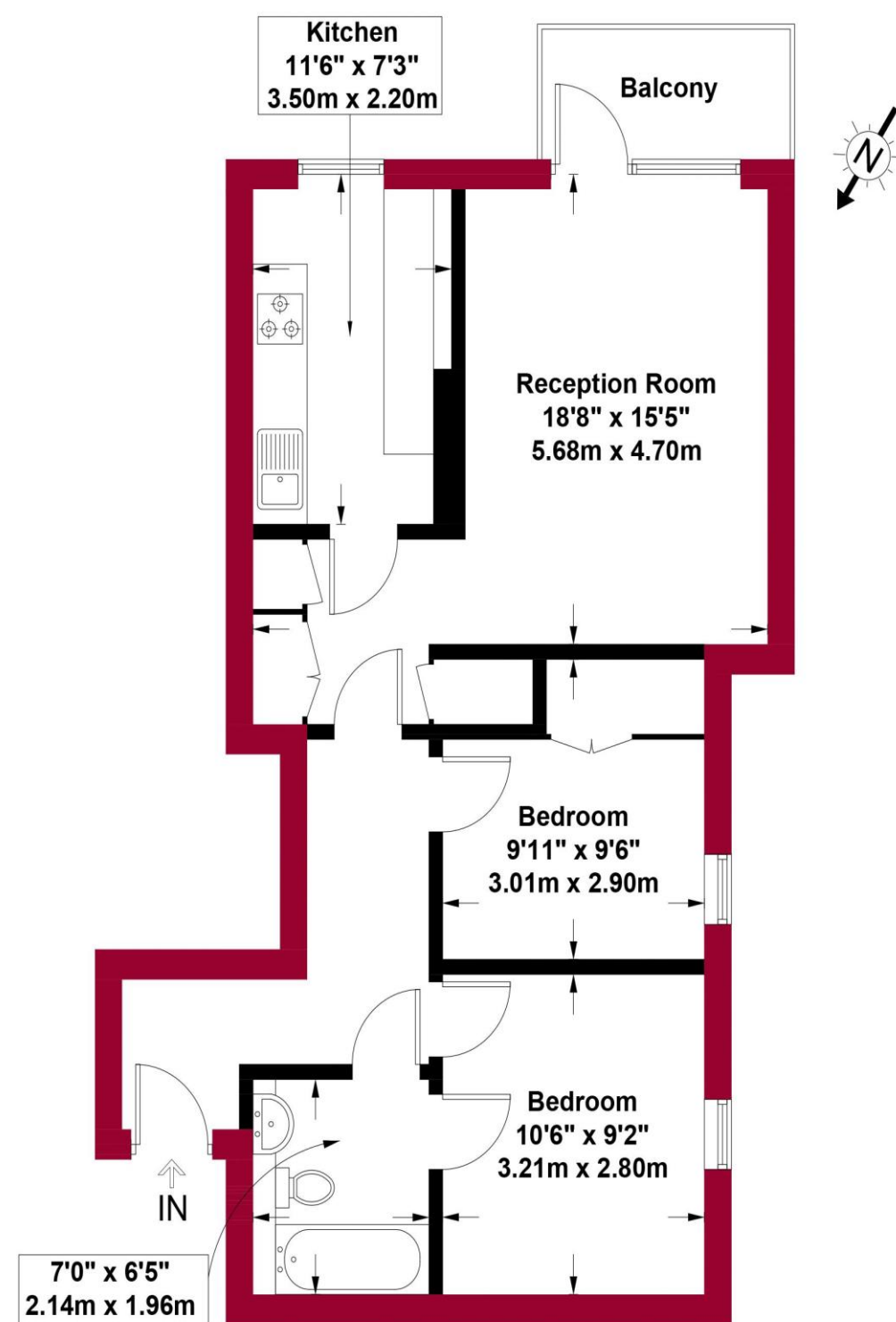


020 8985 0106  
hackney@castles.london





**Armstrong House, E5**    **Approximate Gross Internal Area = 643 sq ft / 59.7 sq m**



**Third Floor**

**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**

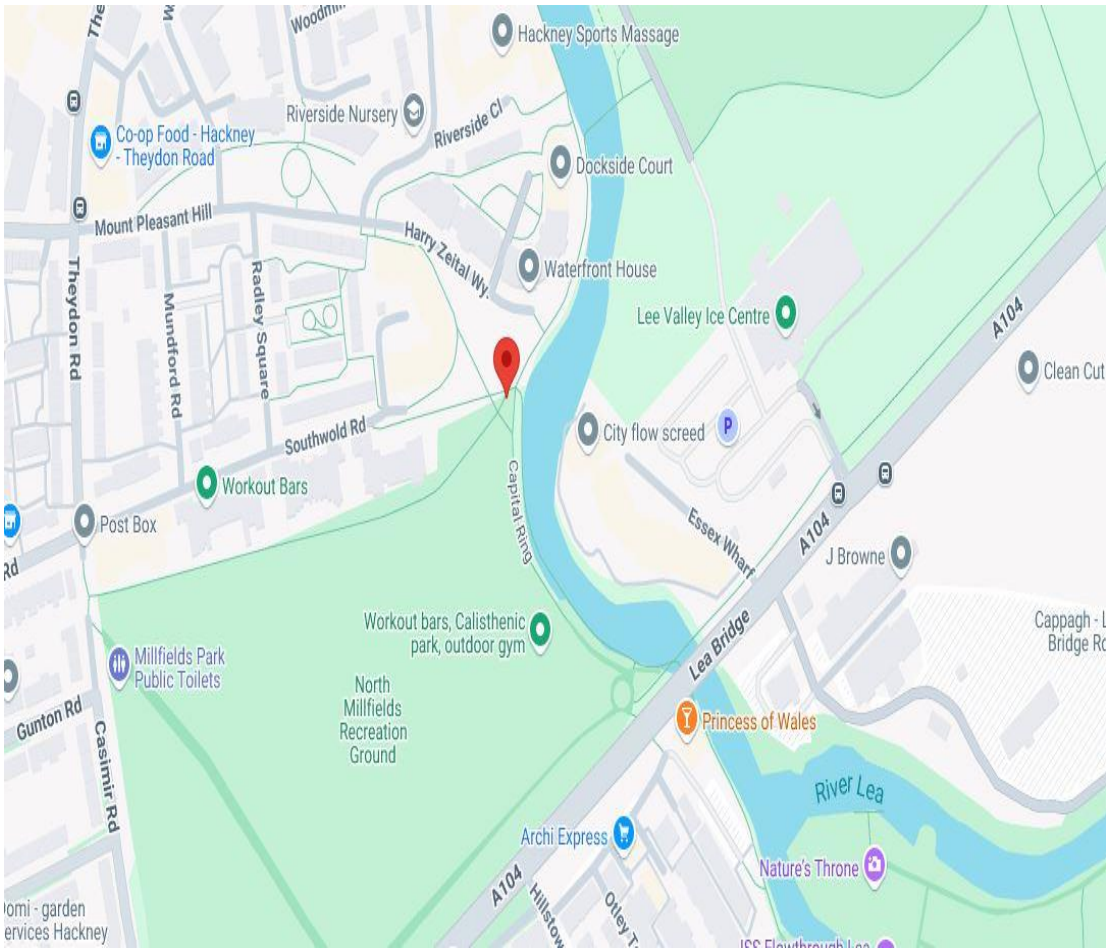
The area is served well through a network of local bus routes and train services. (Hackney Downs Main Line Station into Liverpool Street and Homerton & Hackney Central Stations on the North London Line

**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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