



# Castles

ASKING PRICE

£500,000

Knights Close

London, E9 6EW

# Castles





## PROPERTY SUMMARY

Castles Hackney presents this well-arranged three-bedroom split-level flat, set over the upper two floors of a purpose-built development in the heart of Hackney. Offering a practical and spacious layout, the lower level features a well-proportioned kitchen and dining area with ample storage, which flows through to a generous living space that opens onto a private balcony, ideal for relaxing or entertaining. Upstairs, you'll find one double bedroom and two single bedrooms, one of which also benefits from its own private balcony, along with a family bathroom and separate W/C. The property is presented in good condition throughout and is being offered chain free. Located in a vibrant and well-connected part of East London, the property is within walking distance of both Homerton and Hackney Central Overground stations, offering swift access to the City and beyond. The bustling Mare Street is just a short stroll away, providing a fantastic mix of independent cafes, restaurants, and shops. Hackney Marshes, with its vast green open spaces and leisure opportunities is also nearby, perfect for outdoor enthusiasts. The area is well-served by local schools, nurseries, and bus routes, making it an excellent choice for families and professionals alike. With strong transport links, diverse amenities, and a thriving local community, this is an ideal opportunity to secure a quality home in one of East London's most desirable postcodes.

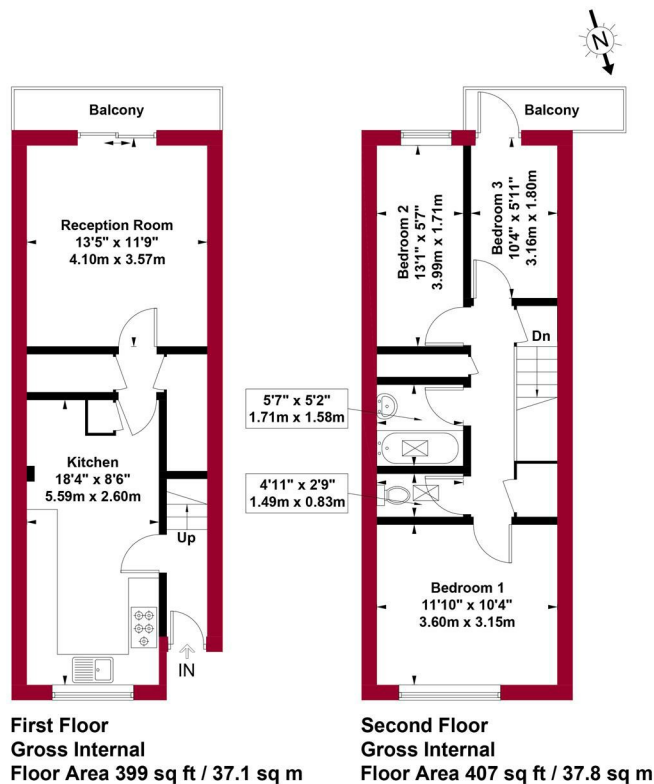






## Knights Close, E9

Approximate Gross Internal Area = 806 sq ft / 74.9 sq m



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.



## A guide to the area

### Transport

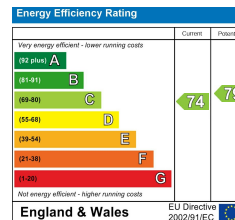
The area is served well through a network of local bus routes and train services. (Hackney Downs Main Line Station into Liverpool Street and Homerton & Hackney Central Stations on the North London Line)

### 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).



Apartment - First Floor

Leasehold

**Council:**

**Council Tax Band: C**

**Lease Remaining: n/a**

**Service Charge: n/a**

**Ground Rent: n/a**

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



### OFFICE ADDRESS

44 Lower Clapton Road  
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London  
E5 0RN

### OFFICE DETAILS

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