

Castles

ASKING PRICE

£375,000

Gilby House, Berger Road

London, E9 6HU

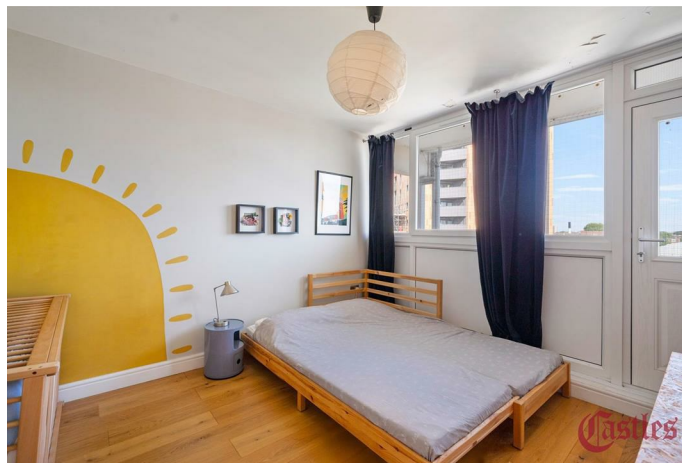
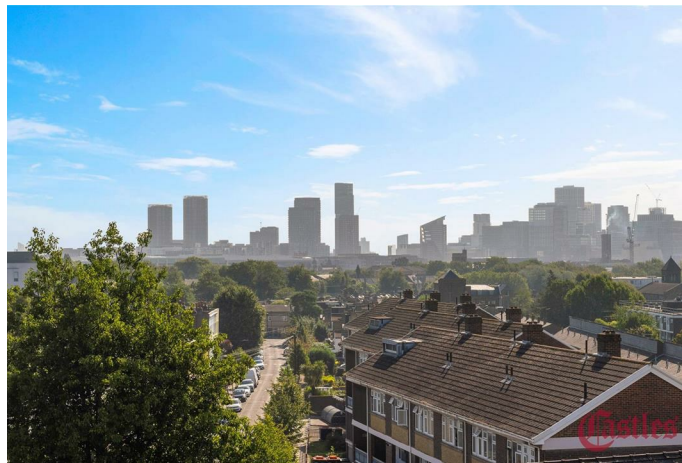
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PROPERTY SUMMARY

Set on the fourth floor and arranged across two levels, this spacious apartment offers well-balanced living with its own private balcony. Flooded with natural light, the home features two double bedrooms, a bright reception room, a fitted kitchen, and a bathroom with separate WC. Perfectly positioned opposite Homerton Station, it offers effortless connections across London, while a short walk brings you to Hackney Central and Hackney Downs for further transport links. Just moments away, Chatsworth Road provides a vibrant mix of cafés, restaurants, boutique shops, and a popular weekend market. The area is also renowned for its abundance of green open spaces. Hackney Marshes and Millfields Park are only a short stroll away, offering wide expanses of greenery perfect for walking, cycling, or weekend picnics. The nearby River Lea towpath provides scenic routes for running or leisurely walks, while Victoria Park and London Fields are also within easy reach, adding to the wealth of outdoor options on your doorstep. This well-located apartment presents a fantastic opportunity for first-time buyers looking to make a home in one of East London's most thriving and well-connected neighbourhoods.

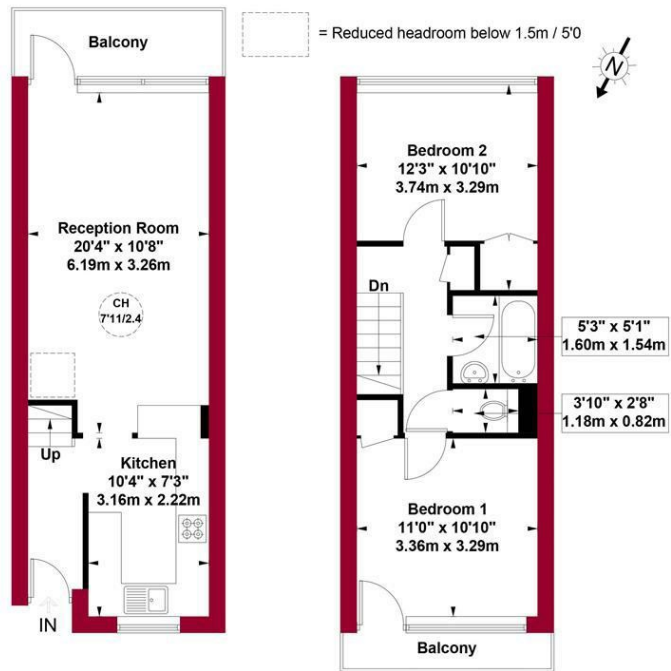




Gilby House, E9

Approximate Gross Internal Area = 676 sq ft / 62.8 sq m

Restricted Height = 7 sq ft / 0.7 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

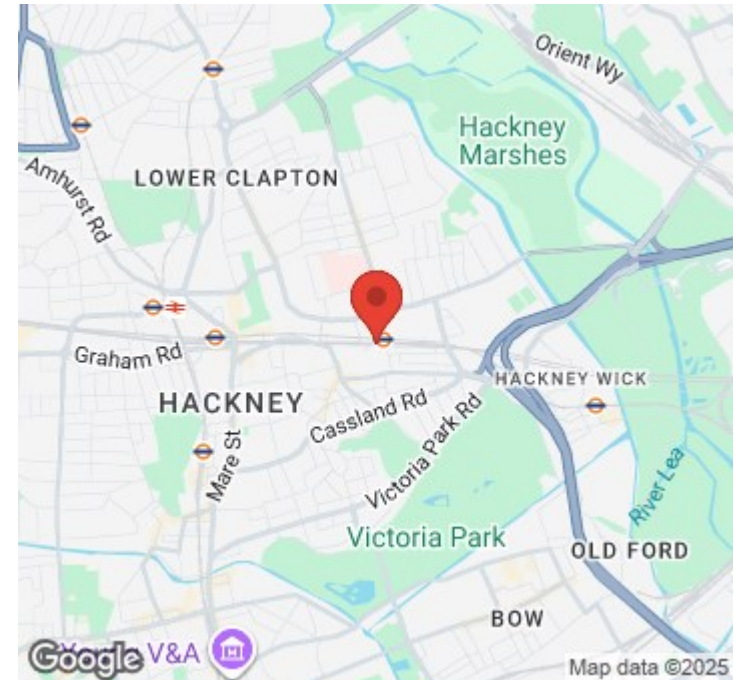
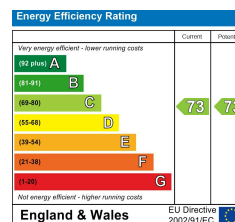
The area is served well through a network of local bus routes and train services. (Hackney Downs Main Line Station into Liverpool Street and Homerton & Hackney Central Stations on the North London Line

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

Leasehold

Council:

Council Tax Band: B

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



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