

Castles

ASKING PRICE

£425,000

Woodfield House, Rossington

London, E5 8SX

Castles



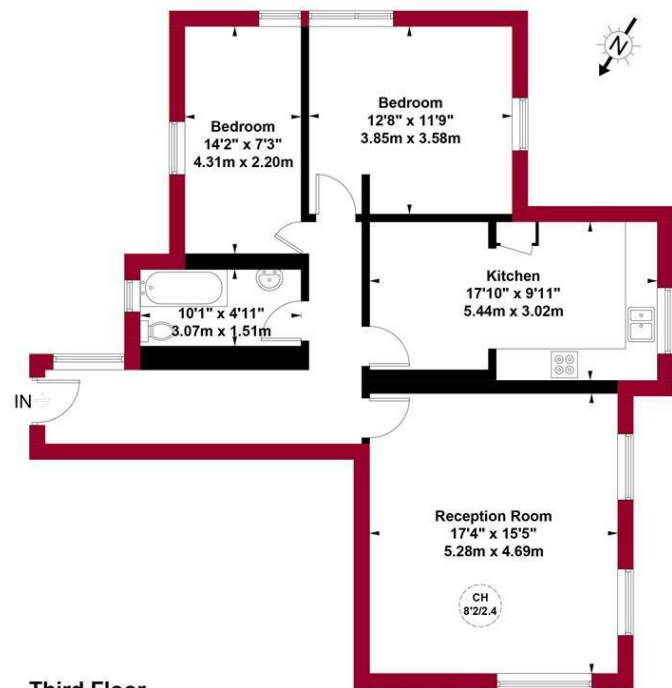
PROPERTY SUMMARY

Castles Hackney are pleased to present this spacious 2-bedroom flat set within the well-located Woodfield House, E5. This generously sized property offers an excellent layout with well-proportioned rooms, including a large separate kitchen and a bright living area, providing a practical yet flexible space for modern living. The kitchen itself is particularly spacious, offering plenty of room for dining and entertaining. While the flat is presented in good condition, it offers scope for modernisation, making it an exciting opportunity for buyers wishing to add their own personal touch and increase value. Being offered to the market chain-free. Positioned in a highly convenient location, the property benefits from Clapton Station just a short walk away, providing quick links into the City and beyond. The neighbourhood boasts an abundance of local amenities, independent shops, and vibrant cafes, ensuring a lively and welcoming community feel. For those who enjoy outdoor space, the green expanses of Stoke Newington Common, Millfields Park, and the River Lea are all close by, offering ideal settings for recreation, walking, running, and cycling.





Woodfield House, E5 Approximate Gross Internal Area = 920 sq ft / 85.5 sq m



Third Floor



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).

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
92 plus A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



Flat - Third 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

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OFFICE DETAILS

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