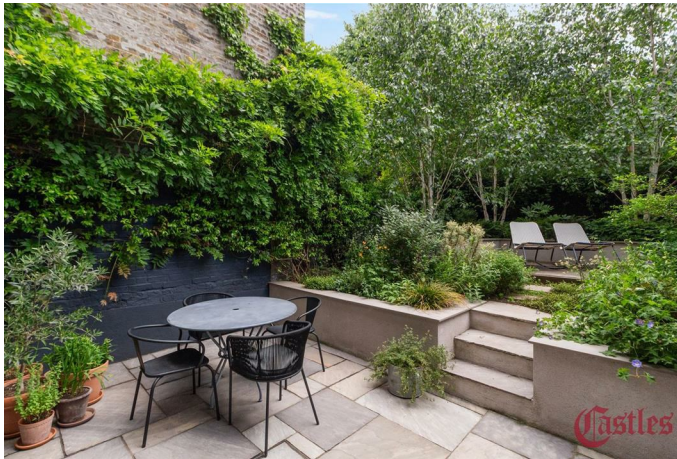




Castles

OFFERS IN EXCESS OF
£630,000
Amhurst Road
London, E8 2AN

Castles



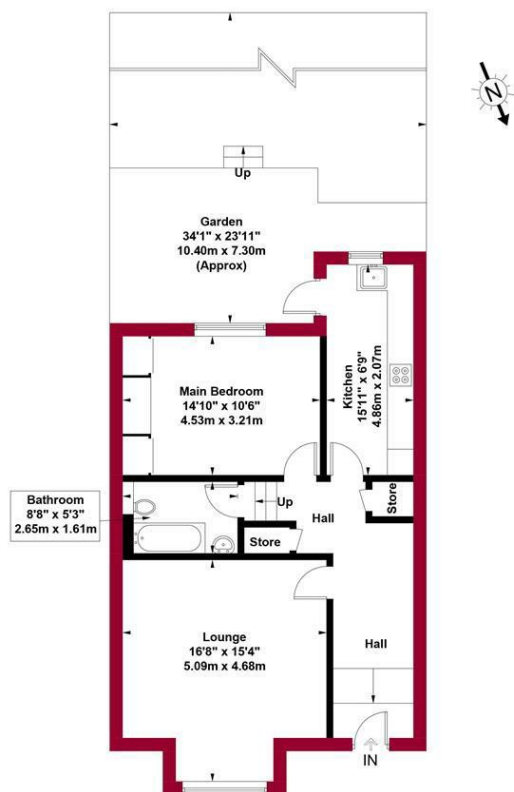
PROPERTY SUMMARY

Extremely rare to the market and offered on a chain free basis, this beautifully preserved and thoughtfully designed one-bedroom lower ground-floor flat, measuring approximately 730 sqft and featuring its own entrance, is set within an imposing period building in Hackney Downs, presenting a refined take on Victorian splendour. Period charm takes centre stage in this elegant one-bedroom flat nestled on a leafy Hackney Downs Street. Exquisite original features and generous proportions create a graceful backdrop, while contemporary styling introduces a fresh, modern energy. Vast sash windows flood the interiors with natural light, and soaring ceilings provide the perfect canvas for intricate cornicing and decorative ceiling roses that gently draw your gaze upward. The property features a welcoming hallway that leads into beautiful wooden flooring throughout, with original wooden shutters in the reception room adding both character and privacy. A modern family bathroom combines contemporary fittings with charming period details. This home is more than just aesthetically pleasing it is cleverly designed for modern living. The bedroom overlooks a beautifully designed, south facing landscaped garden, a tranquil oasis filled with mature plants, vibrant seasonal blooms, and thoughtfully arranged greenery that creates a peaceful retreat. It also benefits from cleverly designed storage that enhances both form and function. The bespoke eat in kitchen is a true highlight, crafted to elevate your cooking experience. Equipped with high-quality appliances and ample workspace, it offers a perfect blend of style and functionality. Whether preparing a quick weekday meal or experimenting with elaborate recipes, this kitchen provides an inspiring and comfortable environment to cook, dine, and enjoy. The neighbourhood boasts charming artisan bakeries and vibrant community pubs, offering an inviting array of local delights. For a special dining experience, Michelin starred Casa Fofo is





Amhurst Road, E8 **Approximate Gross Internal Area = 730 sq ft / 67.8 sq m**

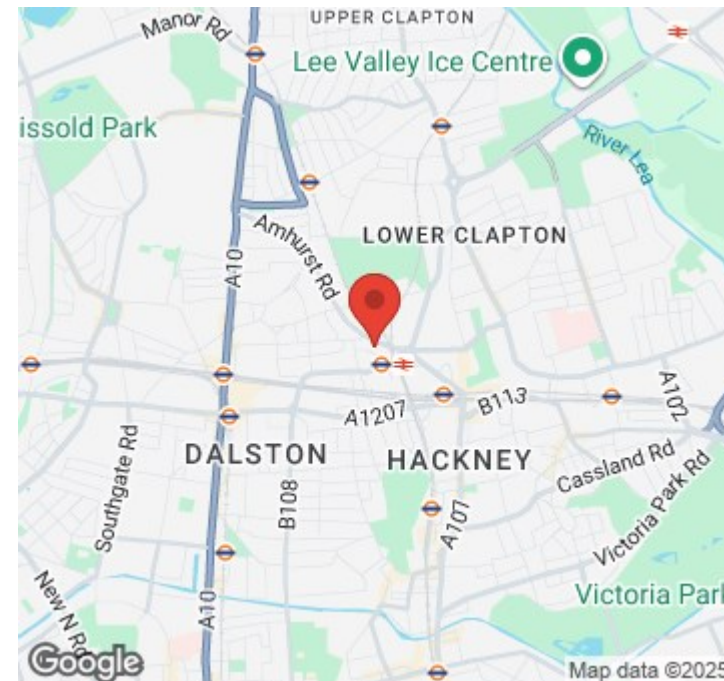


This plan is for layout guidance only and is not drawn to scale unless stated. All dimensions, including windows, doors, and the Total Gross Internal Area (GIA), are approximate. For precise measurements, please consult a qualified architect or surveyor before making any decisions based on this plan.



A guide to the area

AREA GUIDE TEXT



Flat - Basement

Share of Freehold

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
Hackney
London
E8 0RN

OFFICE DETAILS

020 8985 0106
hackney@castles.london
<https://www.castles.london/>

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-101)	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			