

A modern living room with a grey sofa, ottomans, and a bay window with shutters. The room features light-colored walls, a dark wood floor, and a large bay window with white shutters. A grey sofa with several pillows is on the left, and two grey ottomans are in the center. A small potted plant is on the floor near the ottomans. A television is mounted on the wall to the right.

Castles

ASKING PRICE

£1,200,000

Elmcroft Street

London, E5 0SQ

Castles



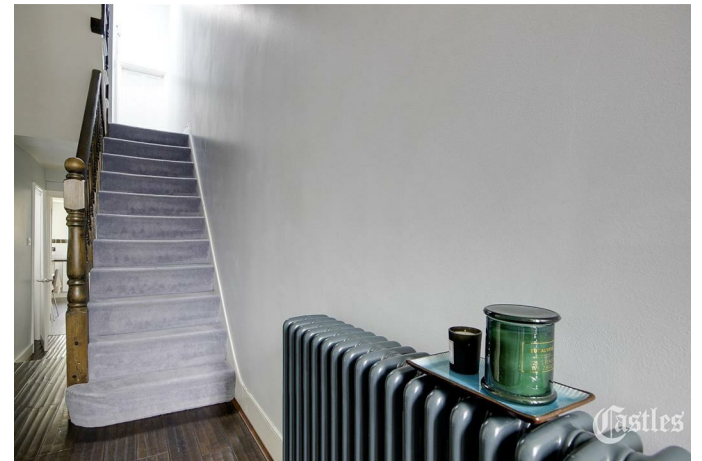
PROPERTY SUMMARY

Castles Hackney are pleased to offer this beautiful family residence with generous accommodation throughout, is this enchanting four bedroom imposing mid terrace Victorian property, perfectly positioned in a highly sought after residential location in vibrant Lower Clapton retaining and located within the catchment of a variety of outstanding local primary and secondary schools. Accommodation is beautifully presented and generously proportioned comprising; a grand entrance hallway, leading to a twin reception with high ceilings, bathed in natural light courtesy of the dual aspect and beautiful bay windows.

To the rear of the property is a fantastic high quality fitted eat in kitchen offering a great space allowing an abundance of natural light, which lead to doors opening to a tranquil terraced garden.

To the first floor, there are three generous double bedrooms including a master double bedroom with excellent bay window to the front and a modern family bathroom. The top floor offers access to a further double bedroom (converted loft room) and additional en-suite bathroom. This delightful residence further benefits from an invaluable cellar with excellent for storage space. Its prime location adds to the appeal, being within a short bike ride of the ever-popular Chatworth Road and Lower Clapton Road, renowned for its vibrant atmosphere, boutique shops, and diverse eateries. Transportation is a breeze, with Clapton Overground Station a short walk away, connecting you swiftly to the City and beyond via Liverpool Street. For nature enthusiasts, the leafy green spaces of the River Lea and Millfields Park is also close by, offering a peaceful haven amidst the urban landscape. Don't miss this opportunity to make this charming period property your new home. Experience the best of city living and tranquil retreats, all in one exquisite package.

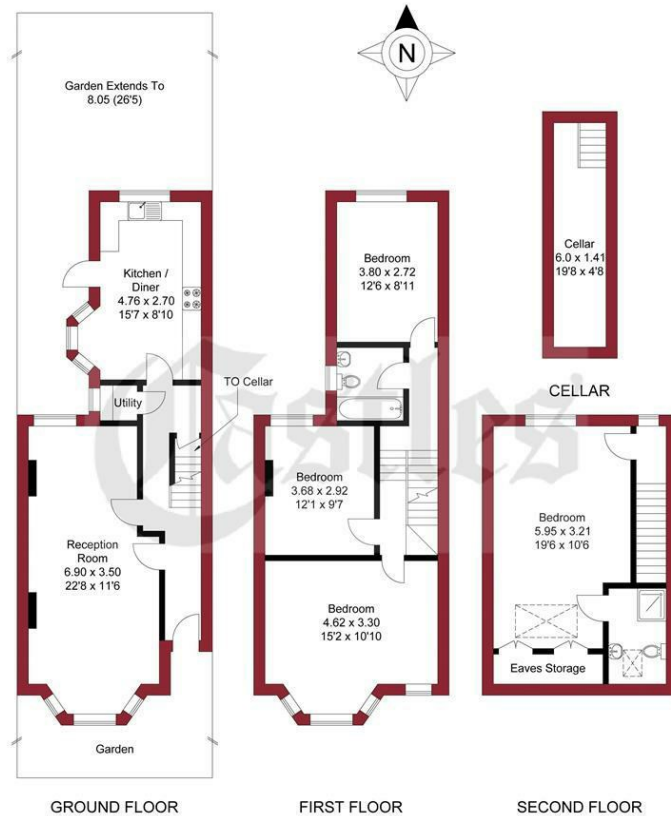




APPROXIMATE GROSS INTERNAL AREA
127.70 sqm / 1374.55 sqft (Excluding Cellar / Eaves Storage)
136.70 sqm / 1471.42 sqft (Including Cellar)

A guide to the area

AREA GUIDE TEXT



THIS PLAN IS FOR ILLUSTRATION ONLY AND MAY NOT BE
REPRESENTATIVE OF THE PROPERTY

House - Terraced

Freehold

Council:

Council Tax Band: D

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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OFFICE DETAILS

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	(92-100)		
B	(81-91)		
C	(69-80)		
D	(55-68)		
E	(39-54)		
F	(21-38)		
G	(1-20)		
Not energy efficient - higher running costs			
England & Wales			