



Castles

ASKING PRICE

£305,000 Leasehold

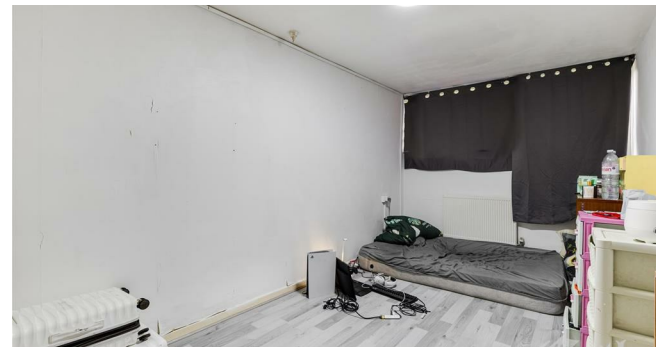
Mead Place

London, E9 6SH

PROPERTY SUMMARY

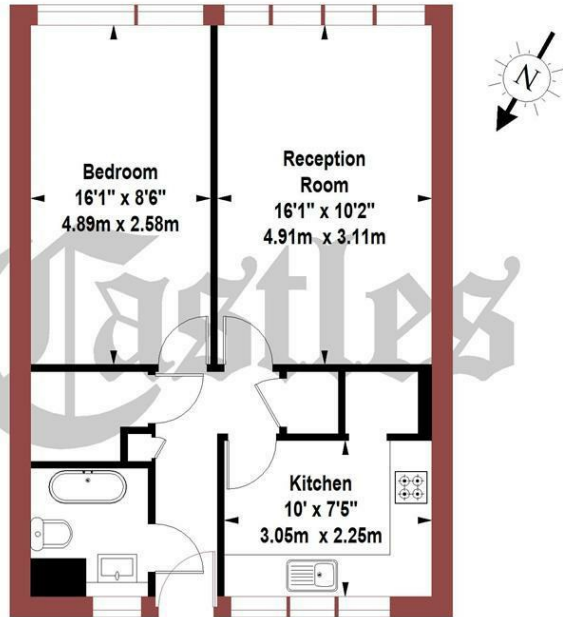
Castles Hackney are pleased to offer this one-bedroom apartment offering a separate kitchen, living room and family bathroom, creating a fluid living space while maintaining distinct areas for cooking and relaxation. Revel in the local amenities in a prime location, surrounded by trendy cafes, boutique shops renowned restaurants and the green open spaces of Well Street Common and Victoria Park on your doorstep.

Immerse yourself in Hackney's eclectic atmosphere and explore cultural landmarks such as the historic Hackney Empire just moments away. Commuting is a breeze with the Hackney Central Overground station within easy reach, ensuring seamless connections across London. Being offered on a chain free basis.





Approx. Gross Internal Area = 48.03 sq m / 517 sq ft



First Floor

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

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).



Flat - First Floor

Leasehold

Council: Hackney

Council Tax Band: B

Lease Remaining: 102 years

Service Charge: £1,60788 pa

Ground Rent: £9.00 pa

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
E5 0RN

OFFICE DETAILS

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

Energy Efficiency Rating			
	Current	Potential	
Very energy efficient - lower running costs			
A (1-10)			
B (11-15)			
C (16-20)			
D (21-25)			
E (26-30)			
F (31-35)			
G (36-40)			
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			