

A photograph of an empty room with white walls and a light-colored wooden floor. A window with a dark frame is on the left wall, with a white radiator below it. A ceiling light fixture is visible. The room is bright and clean.

Castles

ASKING PRICE

£480,000

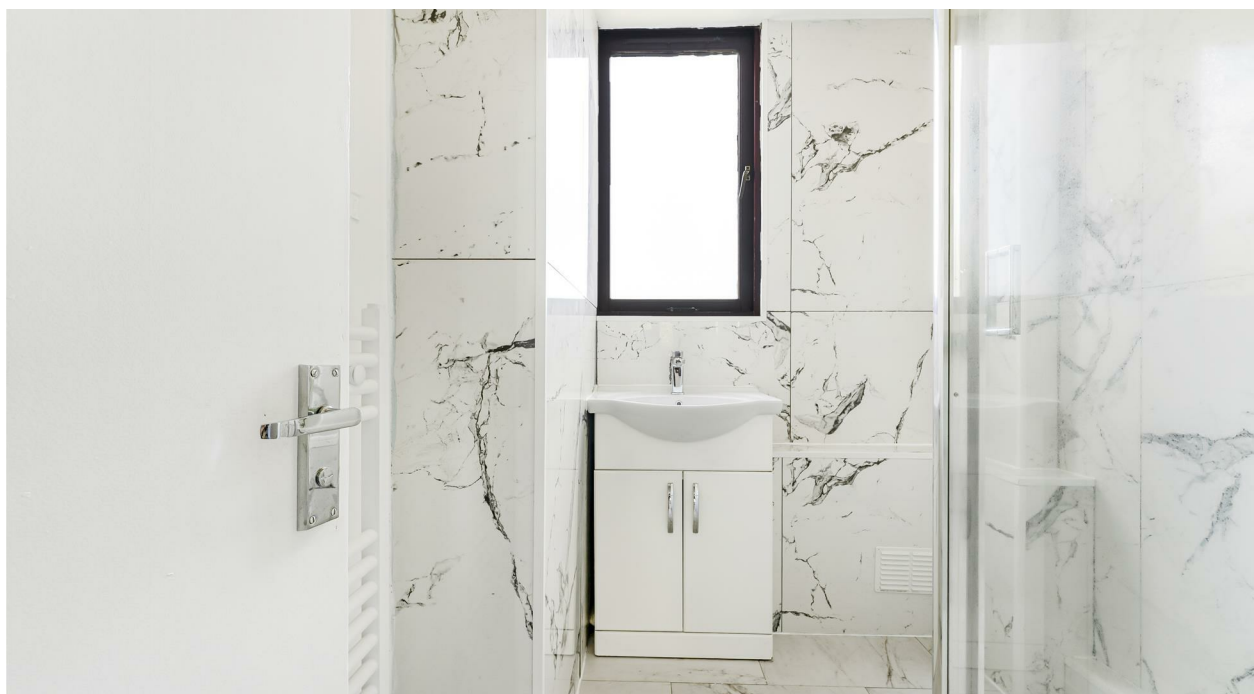
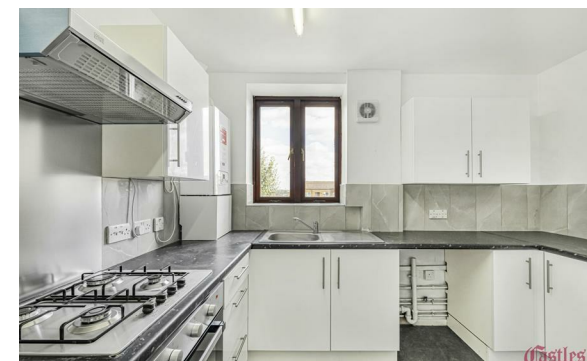
Wigan House, Warwick Grove

London, E5 9JD

Castles

## PROPERTY SUMMARY

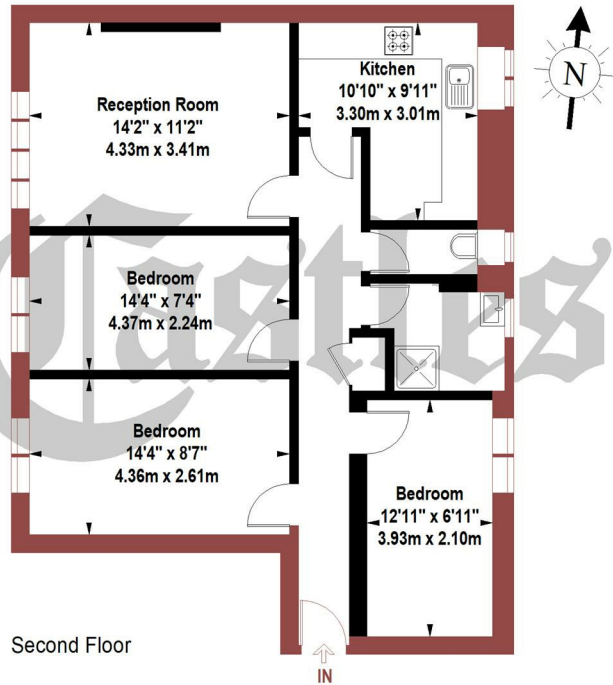
Castles Hackney are pleased to present this beautifully appointed three-bedroom apartment, located on the second floor of a purpose-built block (with lift access). Offering bright and versatile living space, the home has been thoughtfully designed for contemporary lifestyles. The generously sized reception room provides the perfect setting for dining and entertaining, while the modern fitted kitchen enjoys elevated views over lush green spaces. The accommodation further comprises three well-proportioned bedrooms, a stylish contemporary shower room, and an additional separate WC for added convenience. Ideally positioned in a highly sought-after area, the property is just moments from Clapton station, providing excellent connections into Central London and beyond. The neighbourhood is renowned for its vibrant community atmosphere, with an abundance of independent cafés, restaurants, and boutique shops nearby. For outdoor enthusiasts, Springfield Park and Walthamstow Marshes are close at hand, offering expansive green spaces, scenic walking and cycling routes, and a tranquil retreat from city life. The River Lea further enhances the appeal, with opportunities for paddleboarding, kayaking, and picturesque riverside strolls. Offered chain-free, this property combines modern comfort with the charm and energy of East London living—an exceptional choice for your next home.







Approx. Gross Internal Area = 71.16 sq m / 766 sq ft



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

Leasehold

**Council:** Hackney

**Council Tax Band:** C

**Lease Remaining:** 103 years

**Service Charge:** £1,472.04 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/>

