



Castles

ASKING PRICE

£350,000

Courtauld House, Pritchards

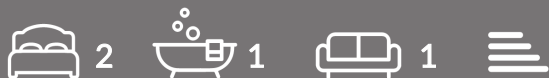
London, E2 9BG

Castles



PROPERTY SUMMARY

Castles Hackney present this two-bedroom fourth-floor flat in Courtauld House, offering an excellent opportunity for buyers seeking a property to make their own. The flat is arranged over a single floor and features two well-proportioned double bedrooms, a spacious reception room, a kitchen, and a bathroom with a separate cloakroom. While the property is in need of refurbishment, it offers plenty of potential to create a stylish and comfortable home in a highly sought-after area. Located between Broadway Market and Hackney Road, this property benefits from a prime East London location, surrounded by an array of popular cafes, bars, and restaurants. The area is renowned for its vibrant atmosphere and proximity to cultural hotspots, with Regent's Canal and local green spaces just a short distance away. For commuters, Cambridge Heath Overground Station is a short walk from the property, providing convenient access to Liverpool Street. This makes the flat an ideal choice for professionals or those seeking easy transport links into the heart of the city. With its excellent location and potential for modern updates, this property offers an exciting chance to design a space tailored to your tastes. Contact us today to arrange a viewing and explore all that this property has to offer.

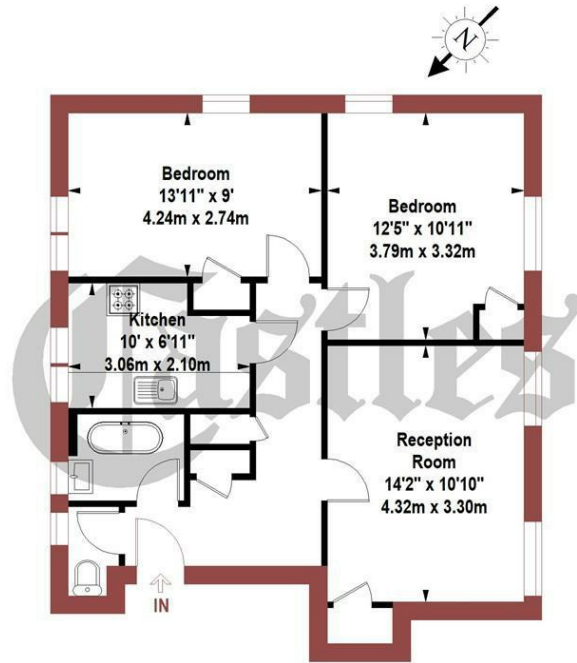




A guide to the area

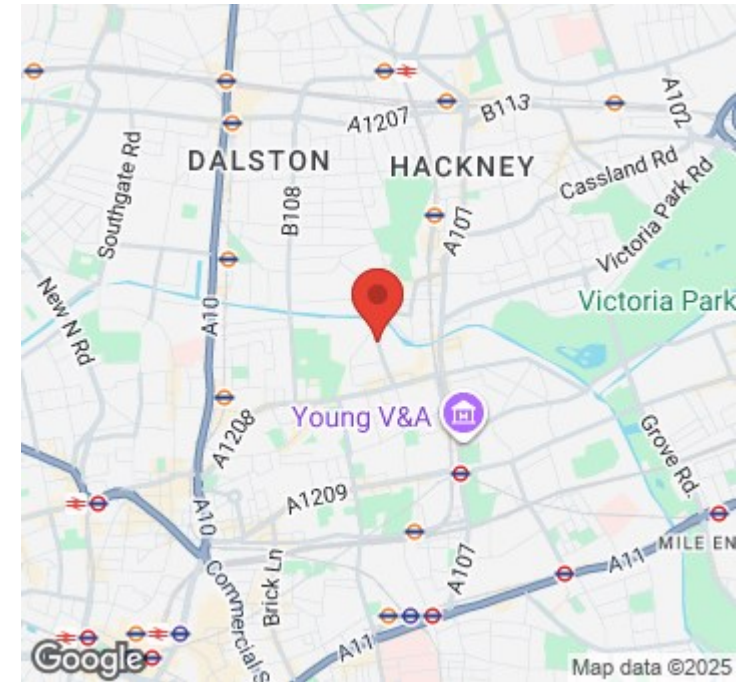
AREA GUIDE TEXT

Approx. Gross Internal Area = 61.22 sq m / 659 sq ft



Fourth 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.



Flat

Leasehold

Council:

Council Tax Band: B

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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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	