



# Castles

ASKING PRICE

**£375,000**

**Southwold Road**

London, E5 9PB

# Castles



## PROPERTY SUMMARY

Nestled on Southwold Road in London, this charming one-bedroom apartment offers a delightful blend of modern living and serene surroundings. Spanning 420 square feet, the property boasts a bright and airy reception room that is bathed in natural light, creating a welcoming atmosphere for relaxation or entertaining guests. The fully fitted kitchen is both functional and stylish, making it a joy to prepare meals.

The contemporary bathroom is designed with comfort in mind, while ample storage throughout the property ensures that your living space remains clutter-free. One of the standout features of this home is the private balcony, which provides a lovely view of the lush greenery of Millfields Park, perfect for enjoying a morning coffee or unwinding after a long day.

Situated in a peaceful residential area, this property is just a stone's throw away from the expansive open spaces of Millfields Park and the picturesque River Lea, ideal for leisurely walks, cycling, or simply soaking in the beauty of nature. A short stroll will lead you to the vibrant Chatsworth Road, known for its eclectic food scene. Here, you can indulge in culinary delights from popular establishments such as Pivaz, The Dialogue, and Palm 2 Deli, as well as the much-loved Eat 17. The weekend market is a local treasure, featuring a variety of artisan pastries, specialty coffee, and global street food from local traders.

This property not only offers a comfortable living space but also a lifestyle enriched by community and nature. With allocated parking and a prime location, it presents an excellent opportunity for those seeking a modern home in a vibrant area.

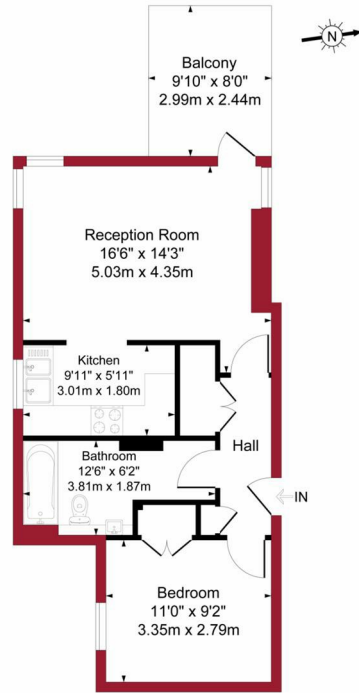








Morton House, Southwold Road, London, E5 Approximate Gross Internal Area = 486 sq ft / 45.1 sq m



Fourth Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



## Transport

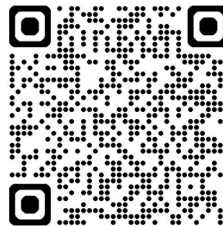
The area is served well through a network of local bus routes and train services. (Hackney Downs Main Line Station into Liverpool Street and Homerton & Hackney Central Stations on the North London Line

## 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:** 106 years

**Service Charge:** £1,290.11

**Ground Rent:** £200.00 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	(12-14)		
B	(15-17)		
C	(18-20)		
D	(21-23)		
E	(24-26)		
F	(27-29)		
G	(30-35)		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			