

## **PROPERTY SUMMARY**

Castles Hackney present this beautifully appointed two double bedroom split-level apartment, meticulously refurbished throughout to an exceptional standard. Offering a perfect balance of space, light, and contemporary design, this stunning home unfolds across two floors and spans an impressive layout curated for modern living. The upper-level features two spacious double bedrooms, a stylish bathroom, a separate W/C, and ample integrated storage. The lower level boasts a generous reception area ideal for both relaxing and entertaining, alongside a fully fitted kitchen that opens onto a private balcony — the perfect spot to enjoy your morning coffee while taking in stunning panoramic views of the London skyline. Positioned in the heart of Hackney, this residence enjoys a prime location, moments from the green open spaces of London Fields and the vibrant energy of Mare Street and Well Street, with their array of artisan cafés, independent boutiques, and acclaimed restaurants. Excellent transport links are close by, with London Fields and Hackney Central Stations offering swift connections into the City, Shoreditch, and beyond. The property is also within easy reach of Victoria Park, providing a wonderful retreat for weekend walks and outdoor leisure. Combining refined interiors, breathtaking views, and an enviable East London location, this property represents an exceptional opportunity for those seeking style, comfort, and convenience in equal measure.















































## Kitchen 15'5" x 7'3" 4.69m x 2.21m Balconv 4'5"(1.35m) Bedroom 2 Bedroom 1 13'4" x 8'5" 14'6" x 9'1" Reception Room 1.07m x 2.56m 4.41m x 2.76m 16'1" x 10'4" 4.90m x 3.14m Corridor Shower Room 5'10" x 4'9" 1.78m x 1.45m

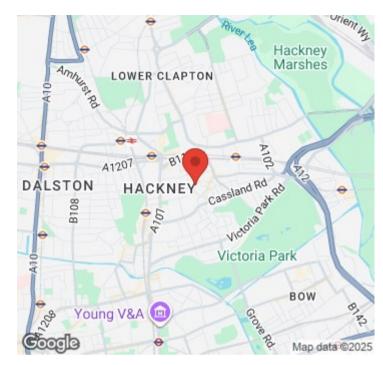
Fifth Floor

Gross Internal

Floor Area 461 sq ft / 42.7 sq m

For a guide to the area please scan this code for more information





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



Floor Area 382 sq ft / 35.4 sq m

Fourth Floor

**Gross Internal** 

## 44 Lower Clapton Road Hackney

**OFFICE ADDRESS** 

London E5 ORN

## **OFFICE DETAILS**

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

