



Castles

ASKING PRICE

£450,000 Leasehold
Gascoyne Road

London, E9 7BN

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PROPERTY SUMMARY

Set in a prime location in Hackney, Gascoyne House offers a rare combination of stunning park views and vibrant local living. This sought-after address provides the perfect base to enjoy the best of East London, from the tranquillity of Well Street Common to the lively cafés, restaurants, and boutiques of Victoria Park Village.

A short walk brings you into the heart of Victoria Park Village, one of East London's most charming neighbourhoods, known for its independent cafés, gastropubs, restaurants, bakeries, boutiques, and weekend farmer's market. The area has a strong community atmosphere and is highly regarded for its lifestyle offering.

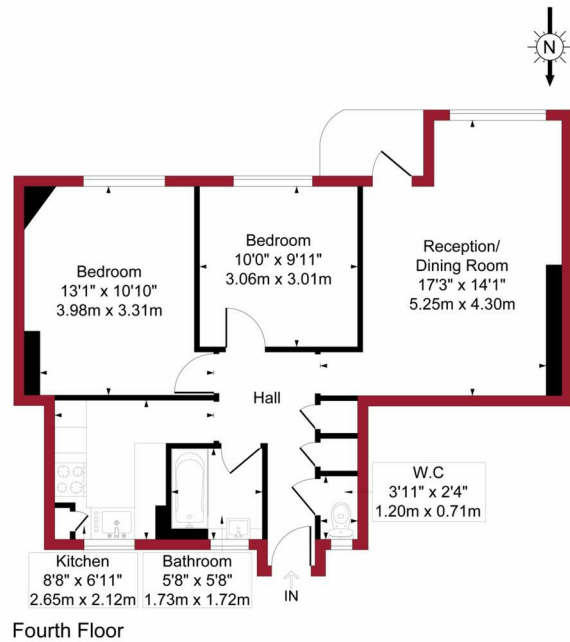
The wider E9 postcode continues to grow in popularity, thanks to its excellent transport links and abundance of green spaces. Residents benefit from easy access to Broadway Market, London Fields, Central Hackney, and the creative hubs surrounding Hackney Wick. Numerous bus routes provide direct connections to Stratford, Canary Wharf, the City and the West End, with nearby Overground stations offering fast journeys across London. E9 also enjoys a strong reputation for its schools, leisure facilities, and day-to-day amenities, making it a particularly appealing location for both professionals and families.

The building itself offers secure entry with multiple access points along the street, as well as convenient lift access throughout. Positioned on the fourth floor, this beautifully presented 648 sq. ft apartment features two well-proportioned double bedrooms and benefits from wood flooring and an abundance of natural light throughout. A particular highlight is the generous balcony, accessible directly from the lounge, providing an inviting outdoor space to enjoy throughout the year. Move straight into this charming apartment and start enjoying the lifestyle and conveniences of the surrounding area.





Gascoyne House, Gascoyne Road, London, E9 Approximate Gross Internal Area = 648 sq ft / 60.1 sq m



PINK PLAN

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.

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Transport

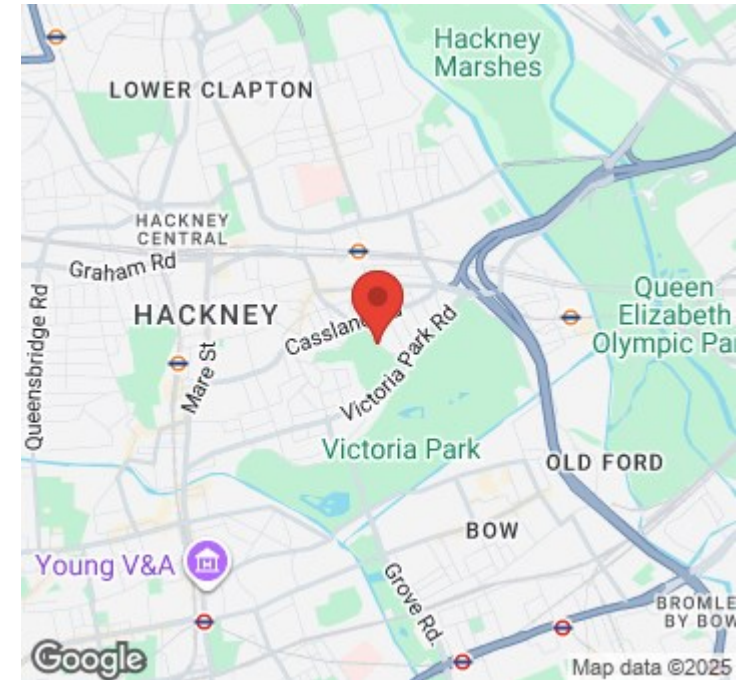
The area is served well through a network of local bus routes and train services. (Hackney Downs Main Line Station into Liverpool Street and Homerton & Hackney Central Stations on the North London Line)

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: B

Lease Remaining: 90 years

Service Charge: £1,680.00 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

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