



**Waterfront House, Harry Zeital Way, E5 9RQ**

£500,000

Leasehold

**Castles**

## Waterfront House, Harry Zeital Way, E5 9RQ

Welcome to this fantastic three-bedroom flat, ideally situated on the fifth and top floor of a purpose-built development. This spacious residence offers comfortable living spaces, ensuring you have all the room you need. The open plan reception room and kitchen are bathed in natural light, thanks to the floor-to-ceiling, double-glazed windows. The large double bedroom and two additional bedrooms provide ample space for you and your family. Enjoy the stunning views over rooftops and Walthamstow Marshes, creating a bright and inviting atmosphere throughout. Convenience is key, with local amenities just a short walk away on Chatsworth Road and Upper Clapton Road. Commuting is a breeze, with Clapton overground station providing swift access to the City in just 12 minutes. Lea Bridge station connects you to Stratford in only 7 minutes and offers routes to Hertfordshire. Plus, numerous bus routes nearby grant easy access to various parts of Hackney, including Stoke Newington Church Street, as well as the City, Highbury and Islington, Finsbury Park, Manor House, Chalk Farm, and more.

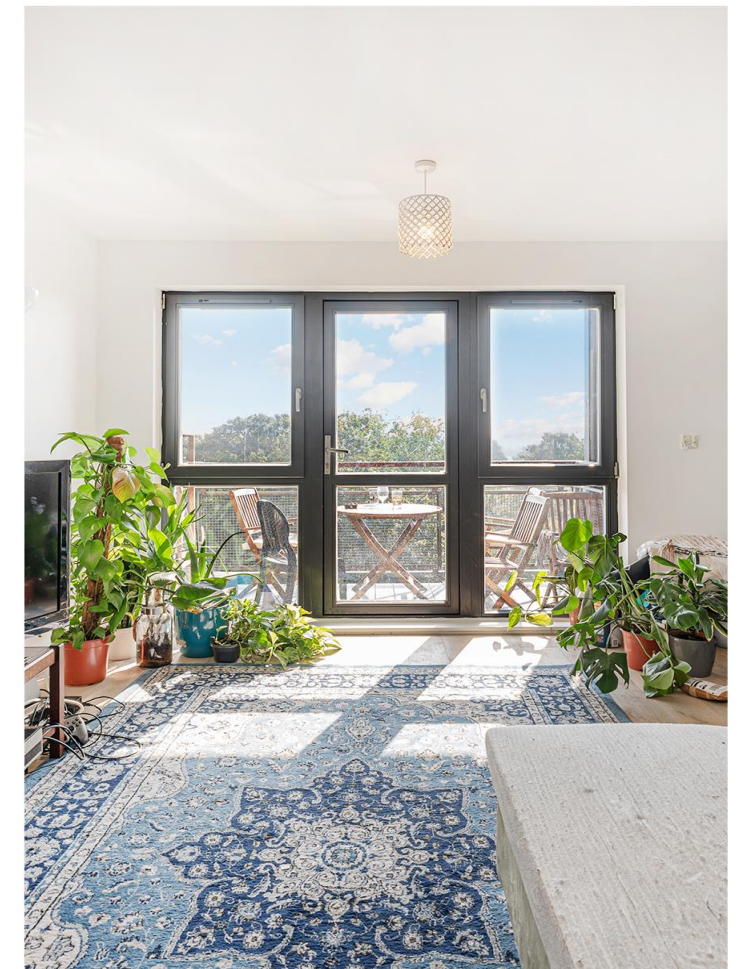


**What the Owners say - Beautiful views over the canal and meadows, with lovely walks straight out the door. The flat is lovely and sunny, especially in the morning. The area is quiet and so you never hear traffic or people when going to sleep. Walking distance to Chatsworth Road for the market and great coffee.**

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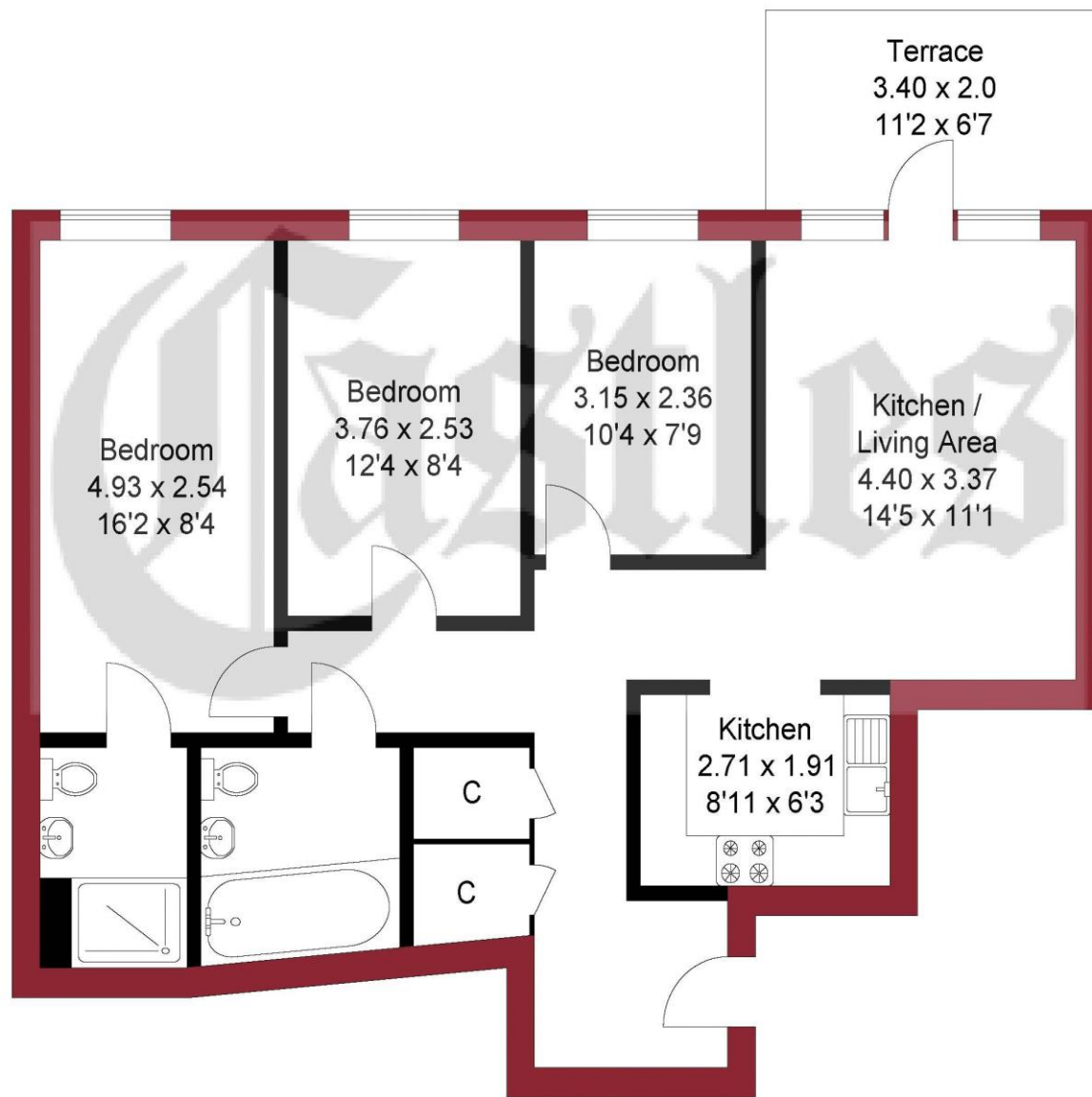
# Castles

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APPROXIMATE GROSS INTERNAL AREA  
76.12 sqm / 819.34 sqft



FOURTH FLOOR

THIS PLAN IS FOR ILLUSTRATION ONLY AND MAY NOT BE REPRESENTATIVE OF THE PROPERTY

An overview of the area

Lower Clapton

A socially diverse and vibrantly multicultural area bounded by the open green spaces of Hackney Downs to the West, Lea Valley park to the East and the conservation area of Clapton ponds to the North. The area boasts an array of period properties combined with modern apartment buildings.

With its diverse independent retailers in Chatsworth Road and the 'ever popular' high street shopping facilities of Mare Street, accompanied with local schools and transport facilities ensures that Lower Clapton remains a desirable area to reside.

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).

**Property Information:**

**Tenure – Leasehold**

**Tenure Arrangement - 108 years Approx.**

**Service Charge - £4,200 pa (hoping this will reduce)**

**Ground Rent - £150 pa**

**Council Tax – D**

**EPC - B 82, 85**

**Internet Speed: tbc**

**How old is the boiler- tbc Last Serviced- tbc**

**Location of the stopcock – tbc**

**Building and Appliance Warranties and Guarantees - External cladding replaced**

**What are the neighbours like - Variety of demographics - young professionals, some families and some older residents.**

**Vendors onward situation - Chain Free.**



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