



Banister House, Homerton High Street, E9 6BP

£475,000

Leasehold

Castles



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High Street, E9 6BP**

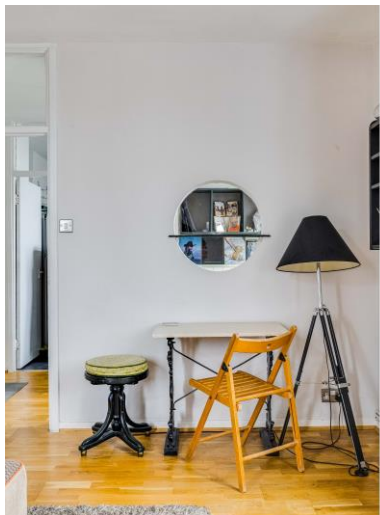
Castles Hackney are proud to present this beautifully modernised three-bedroom flat in the heart of Homerton. Spanning over 943 sq. ft., this generously sized property boasts three large double bedrooms, a separate W/C and bathroom, and a spacious reception room featuring a charming fireplace. The new flooring throughout enhances the contemporary aesthetic, while the large separate kitchen/dining area provides ample space for entertaining. Additionally, the flat benefits from a dedicated study/office space, making it ideal for those working from home. With an abundance of natural light flooding through, this home offers both style and comfort in an unbeatable location. Being offered on a chain free basis. Situated on Homerton High Street, this fantastic property is just moments away from Homerton Overground Station, providing excellent transport links across London. The vibrant Mare Street and Well Street are within walking distance, offering an array of cafés, restaurants, and pubs, as well as the renowned Hackney Empire for live entertainment. For shopping and leisure, Stratford Westfield is easily accessible by bus or train, while the beautiful Hackney Marshes and surrounding green spaces provide the perfect escape for outdoor activities. With excellent connectivity and an unbeatable selection of local amenities, this is an opportunity not to be missed!

*Tenure - Leasehold
Tenure Arrangement - 91 years
Service Charge: £1,900 pa
Ground Rent - £9 pa
Council Tax - C
EPC – C 72, 82*

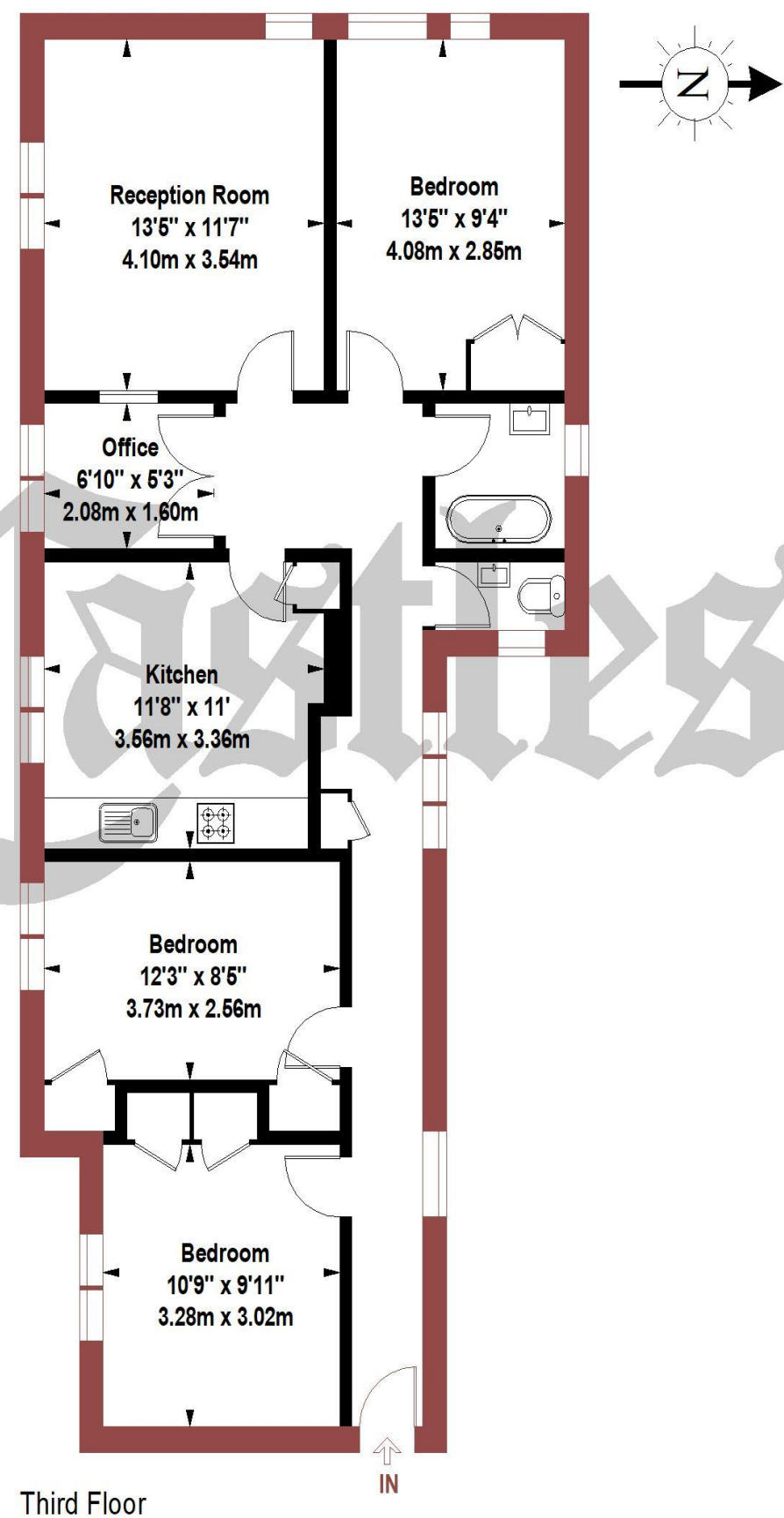
£475,000 Leasehold



**020 8985 0106
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Approx. Gross Internal Area = 87.60 sq m / 943 sq ft



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.

An overview of the area

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

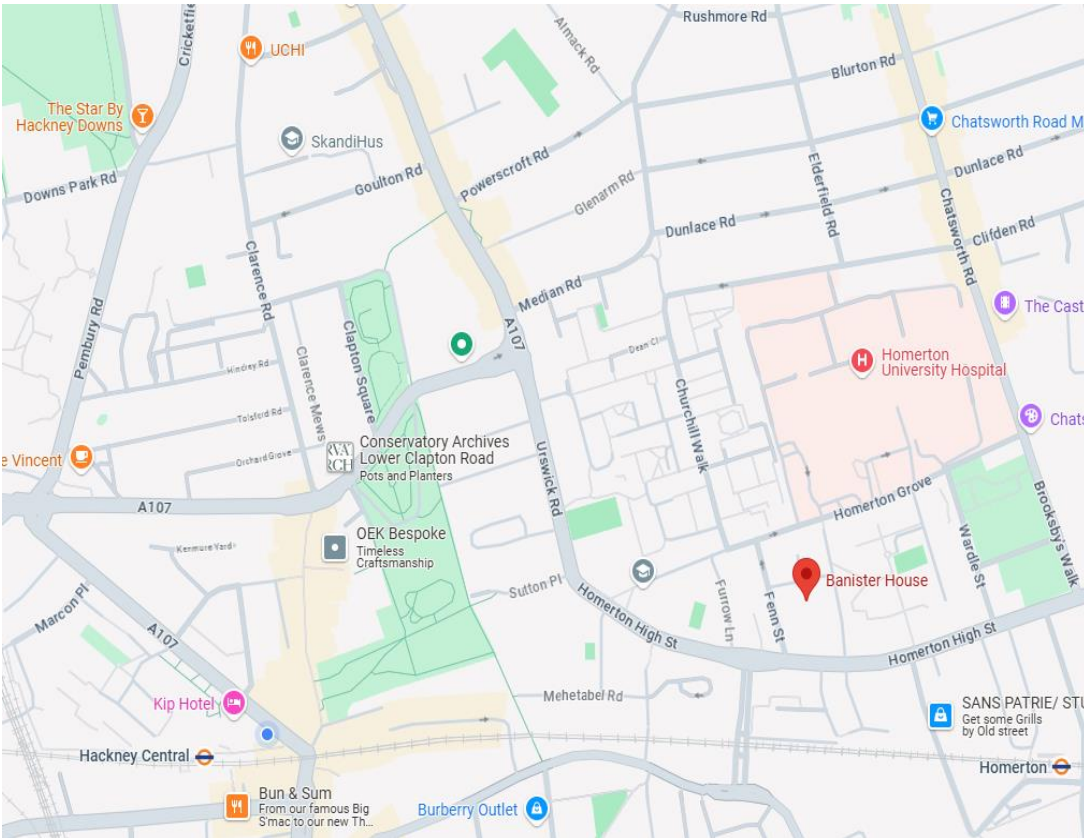
The area is served well through a network of local bus routes and train services. (Hackney Downs Main Line Station into Liverpool Street and Homerton & Hackney Central Stations on the North London Line

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).



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