

Castles



ASKING PRICE

£375,000 Leasehold
Reading Lane

London, E8 1DS

PROPERTY SUMMARY

Castles Hackney brings to market this wonderful one-bedroom second floor apartment, offering bright and well-balanced accommodation in one of Hackney's most sought-after locations. The property comprises a spacious double bedroom, a full family bathroom, and a generous open-plan living/kitchen area designed for modern living and entertaining. A particular highlight is the private south-facing balcony accessed directly from the living space, providing an ideal setting to enjoy natural light throughout the day. Offered to the market chain free, this apartment presents an excellent opportunity for first-time buyers, professionals and those seeking a well-connected London home.

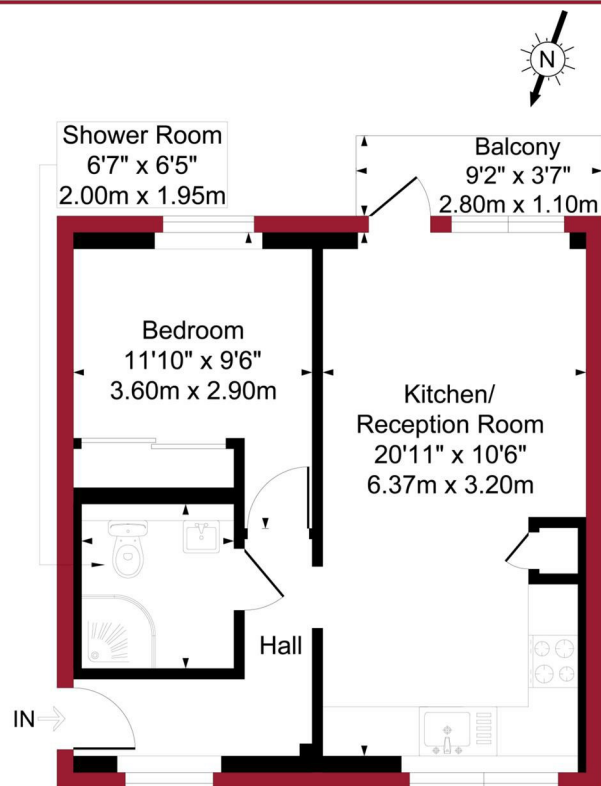
Perfectly positioned within touching distance of Mare Street, residents can enjoy an exceptional selection of independent cafés, restaurants, supermarkets and everyday amenities right on the doorstep. Excellent transport connections are available via Hackney Central Station alongside an abundance of bus routes providing easy access into Central London and surrounding areas. For those who enjoy green open spaces, London Fields is just a short walk away, making this an ideal purchase for first-time buyers and regular commuters looking to enjoy the best of London living.





Reading Lane, London, E8

Approximate Gross Internal Area = 427 sq ft / 39.6 sq m



Second 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

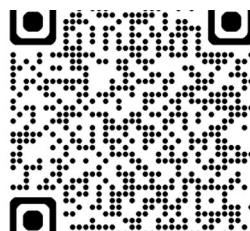
The area is served well through a network of local bus routes and train services. (Hackney Downs Main Line Station into Liverpool Street and Homerton & Hackney Central Stations on the North London Line

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: B

Lease Remaining: 100 years

Service Charge: £1,200 pa

Ground Rent: £641 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
E8 0RN

OFFICE DETAILS

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C		75	76
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	