

# Castles



ASKING PRICE

**£325,000 Leasehold**  
**Riverside Close**

London, E5 9SS

Castles

## PROPERTY SUMMARY

Castles Hackney are pleased to present this attractive one-bedroom, second-floor apartment, quietly positioned within a sought-after cul-de-sac development, offering an excellent balance of peaceful living and superb urban connectivity. The apartment is well arranged and filled with natural light throughout. Accommodation comprises a generously sized reception room, ideal for both relaxing and entertaining, a separate fitted kitchen with ample storage and worktop space, and a well-appointed bathroom. The second-floor position affords a heightened sense of privacy and enjoys pleasant outlooks, including views towards the River Lea, creating a calm and appealing setting.

Further benefits include allocated parking and access to a beautifully maintained communal garden, providing a rare green retreat so close to the City.

The property is ideally located in the highly regarded Clapton E5 area, excellent transport links and an abundance of green space. Clapton Overground Station is within easy walking distance, offering fast and direct services into Liverpool Street, making it ideal for City professionals.

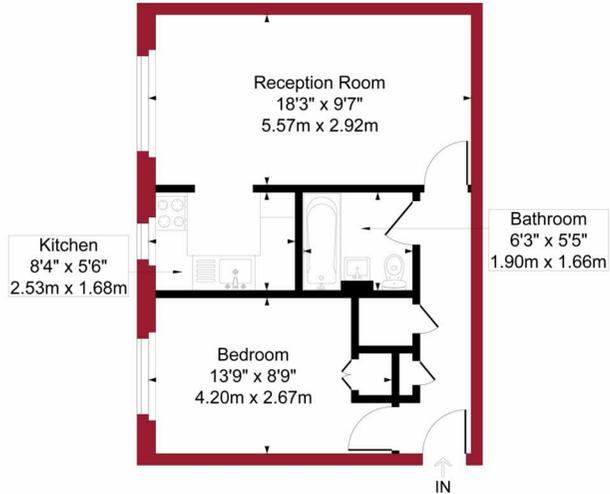
The area also boasts a variety of popular cafés, restaurants and eateries close by. Local favourites along Lower Clapton Road and Chatsworth Road include independent coffee shops, artisan bakeries, relaxed brunch spots and well-regarded pubs, creating a lively yet laid-back neighbourhood atmosphere.

The River Lea, Walthamstow Marshes, Millfields Park and Springfield Park are moments away, providing miles of scenic walking and cycling routes along the water and open green spaces.

This property represents an ideal opportunity for first-time buyers seeking a well-located home that combines tranquil surroundings, scenic river views, excellent transport links and a vibrant local lifestyle in one of Hackney's most desirable postcodes.







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**

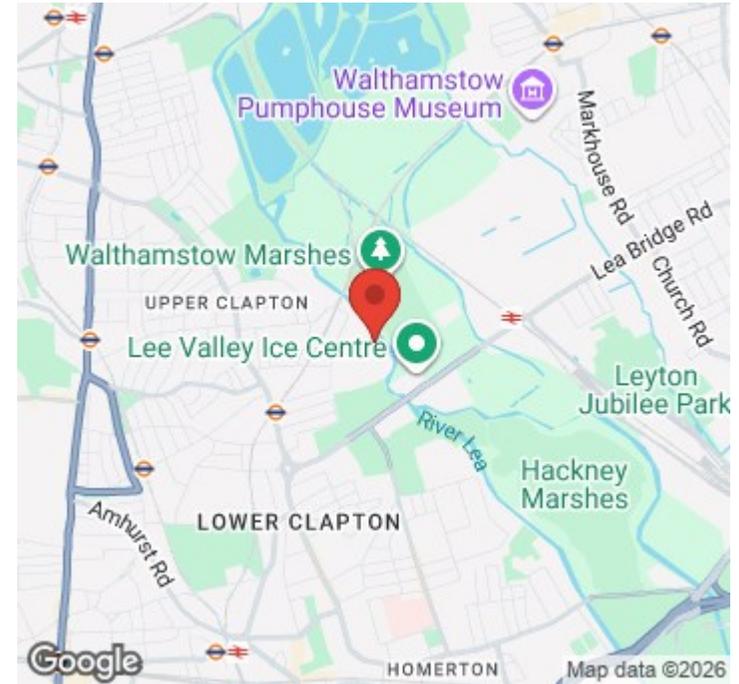
The area is served well through a network of local bus routes and train services. (Main Line Stations, Lea Bridge Clapton and Hackney Central into Stratford - Liverpool Street).

**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).



Apartment

Leasehold

**Council:** Hackney

**Council Tax Band:** C

**Lease Remaining:** 953 yrs

**Service Charge:** £2,200 pa

**Ground Rent:** Peppercorn

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  
E5 0RN

**OFFICE DETAILS**

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-101) A	(81-91) B	(69-80) C	(55-68) D
(48-68) E	(35-44) F	(13-38) G	(1-12) G
Not energy efficient - higher running costs			
		71	80
England & Wales		EU Directive 2002/91/EC	