



ASKING PRICE

£475,000 Leasehold
Downs Road

London, E5 8DA

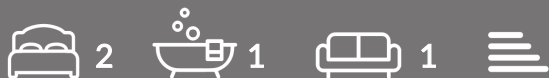
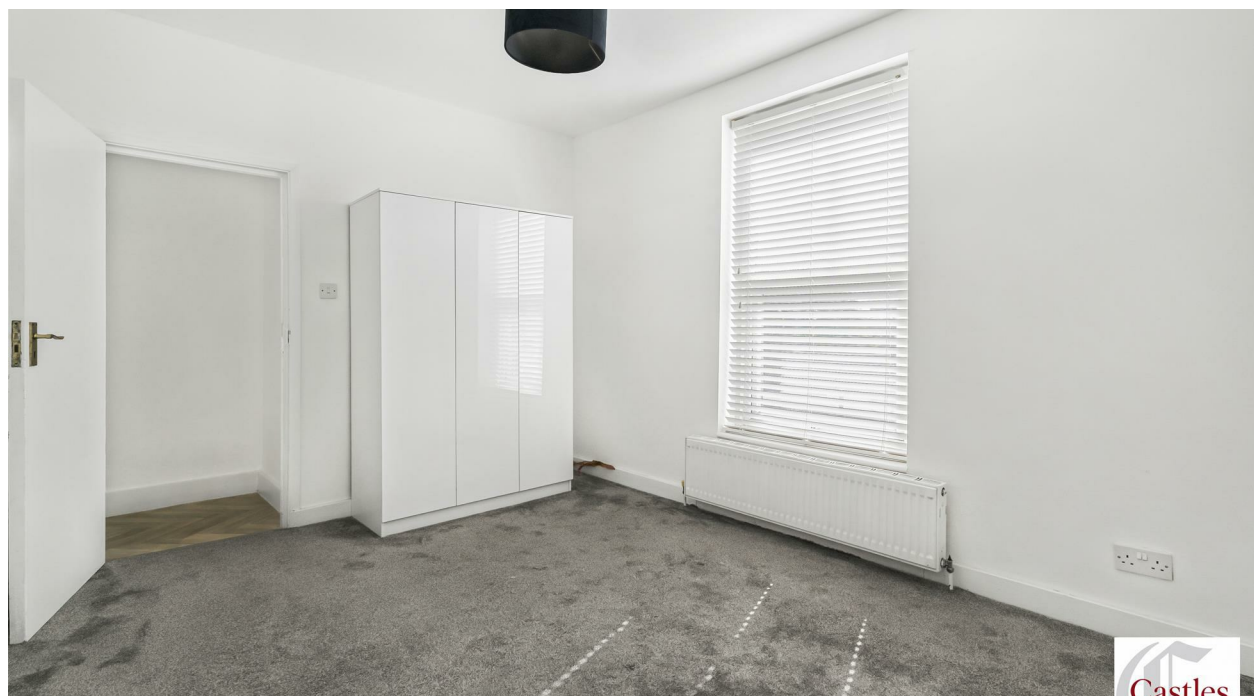
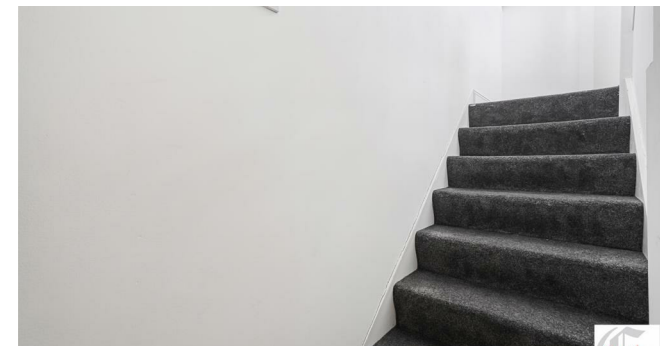


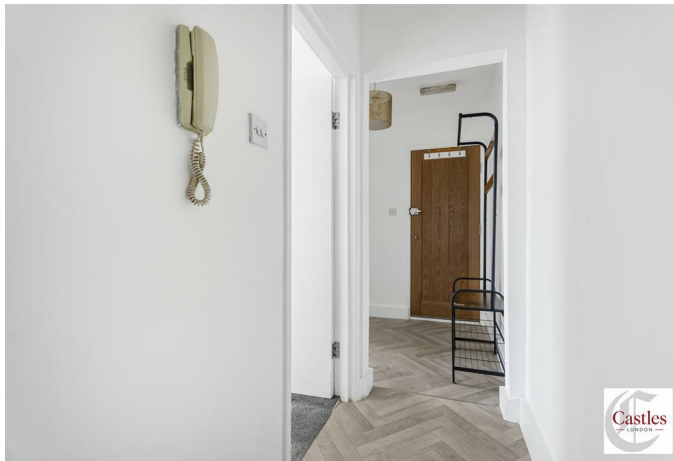
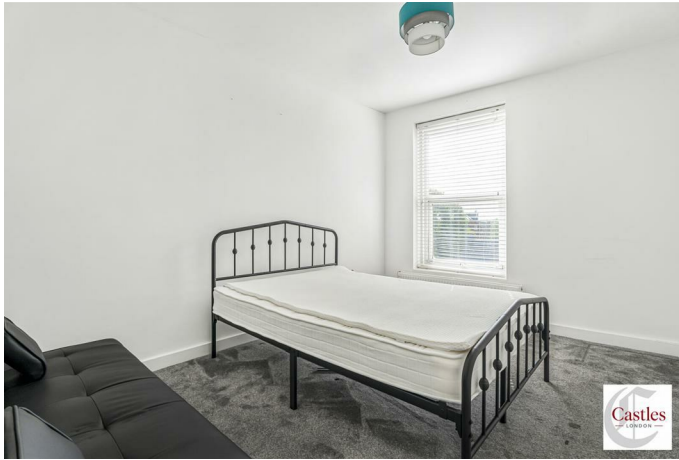
PROPERTY SUMMARY

A beautifully presented two-bedroom, third-floor apartment offering approximately 635 sq. ft. of well-proportioned living accommodation. The property is maintained to a high standard throughout, with a bright and contemporary feel complemented by neutral décor, herringbone-style flooring and plush carpeting. The accommodation comprises two well-sized double bedrooms, a modern fitted kitchen with sleek white cabinetry and integrated appliances, and a generous open-plan reception and kitchen area, providing an excellent space for both relaxing and entertaining. The reception room is further enhanced by direct views over Clapton Pond, creating an attractive outlook and allowing plenty of natural light into the home.

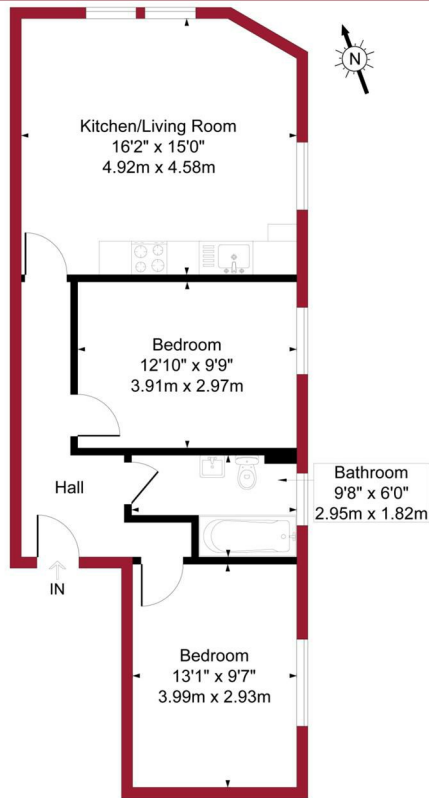
The property enjoys an exceptionally convenient location, with Clapton Station, Hackney Downs Station and Hackney Central Station all within easy reach. These provide excellent connections across London, including convenient access to the City and Central London. Mare Street and the surrounding area offer an extensive selection of cafés, restaurants, takeaways, supermarkets and independent shops, ensuring a wealth of everyday amenities is right on the doorstep. Clapton Pond and Hackney Downs Park are also nearby, providing attractive green spaces for leisure, recreation and relaxation. With its spacious layout, modern finish, abundance of natural light and attractive views, this impressive apartment offers a comfortable and stylish home in a highly sought-after East London location. The combination of excellent transport links, vibrant local amenities and nearby green spaces makes this an ideal choice for professionals, first-time buyers or investors seeking convenience and contemporary city living.

The property further benefits from its position within a vibrant and well-connected neighbourhood, offering the perfect balance between a lively urban lifestyle and access to peaceful outdoor spaces.





Downs Road, London, E5 Approximate Gross Internal Area = 635 sq ft / 59.0 sq m



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:

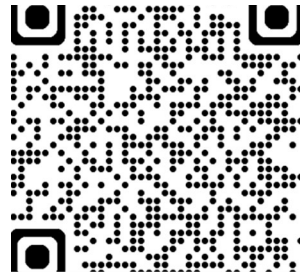
The area is served well through a network of local bus routes and train services. (Hackney Downs Main Line Station into Liverpool Street and Homerton & Hackney Central Stations on the North London Line

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-



Flat

Leasehold

Council: Hackney

Council Tax Band: C

Lease Remaining: 99 years

Service Charge: £1,500 pa

Ground Rent: TBC

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
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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			
A	(67-91)		
B	(81-91)		
C	(69-80)		
D	(55-68)		
E	(39-54)		
F	(21-38)		
G	(1-20)		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	