



Castles
LONDON

ASKING PRICE

£850,000 Freehold
Coopersale Road

London, E9 6BA

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PROPERTY SUMMARY

Castle is delighted to present this spacious 1,284 sq ft, three-bedroom mid-terrace house, dating back to the 1920s and situated in the heart of Hackney.

Offering an exciting opportunity for comprehensive renovation, this property presents buyers with the chance to create a bespoke home tailored to their own tastes and requirements. With generous proportions and potential to extend, subject to the necessary planning permissions and consents, the house offers considerable scope to enhance both its accommodation and value.

The existing layout comprises two separate reception rooms, providing versatile spaces for entertaining and everyday living, alongside a separate kitchen/dining room. A substantial basement offers further possibilities for storage or potential additional use, subject to suitability and the relevant regulations.

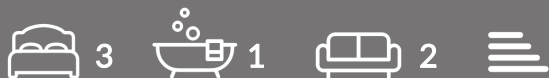
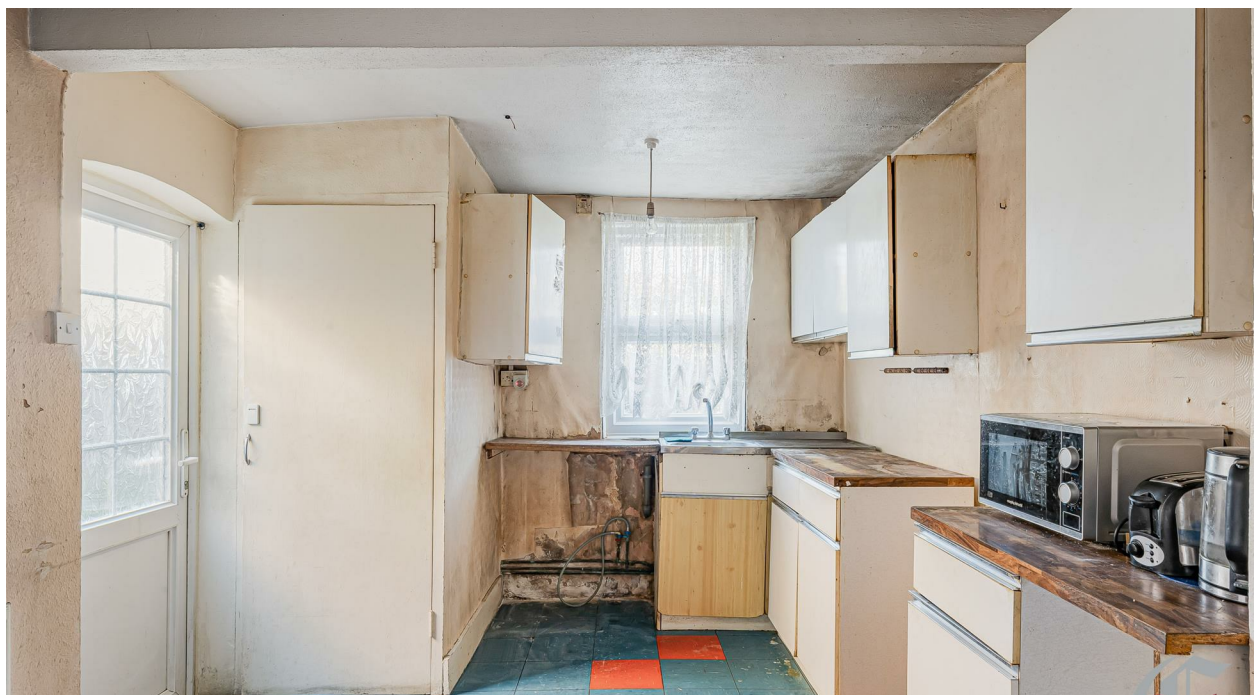
To the rear, an enclosed garden provides a private outdoor space with excellent potential for landscaping and entertaining.

Situated in Hackney, the property is conveniently positioned for local shops, cafés, amenities and transport connections, with Homerton Overground station nearby. The area offers a vibrant East London lifestyle, combining established residential streets with an array of independent businesses and leisure facilities.

Whether you are an owner-occupier looking to create your ideal family home, a developer seeking your next project or an investor looking to unlock the potential of a period property, this house represents an exciting opportunity in a popular Hackney location.

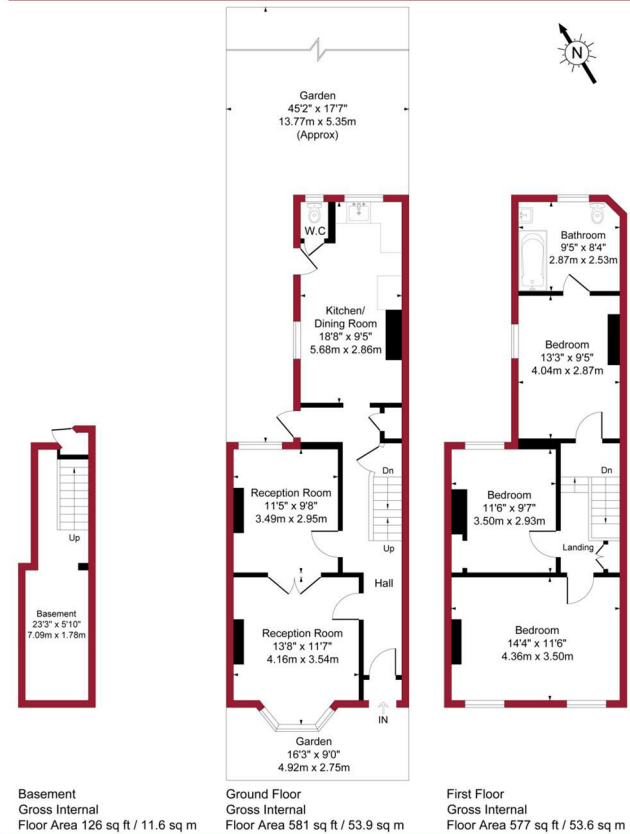
Early viewing is highly recommended to appreciate the space, potential and possibilities this property has to offer.

All extensions and alterations are subject to the necessary planning permissions and consents.





Coopersale Road, London, E9 Approximate Gross Internal Area = 1284 sq ft / 119.1 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.



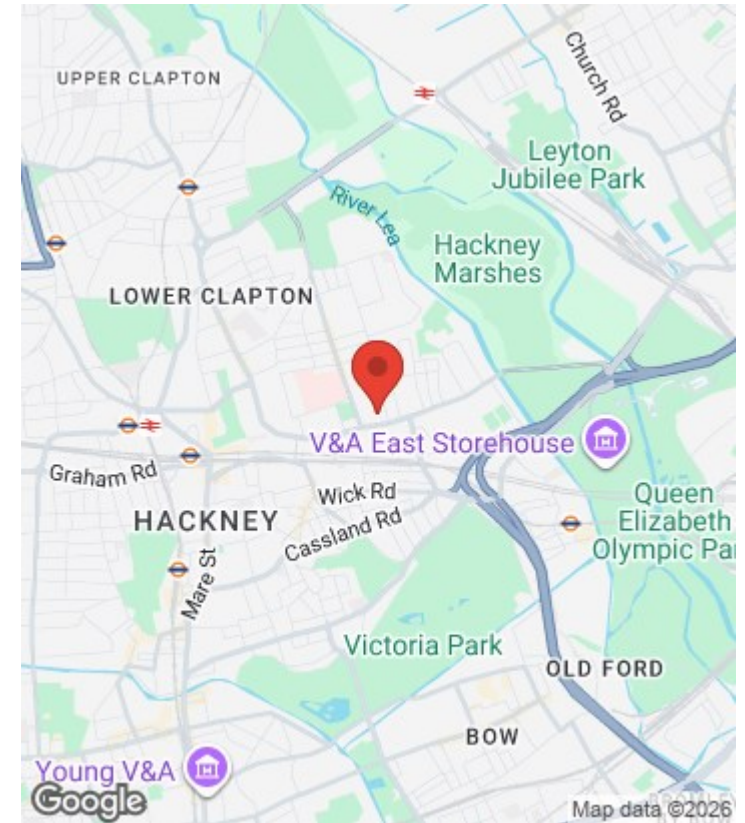
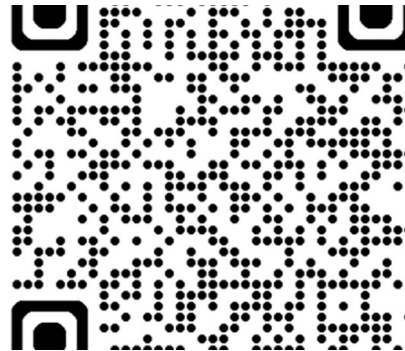
Transport:

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



House

Freehold

Council: Hackney

Council Tax Band: D

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

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Hackney
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E5 0RN

OFFICE DETAILS

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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	