



Castles

ASKING PRICE

**£365,000 Leasehold**  
**Pembury Road**

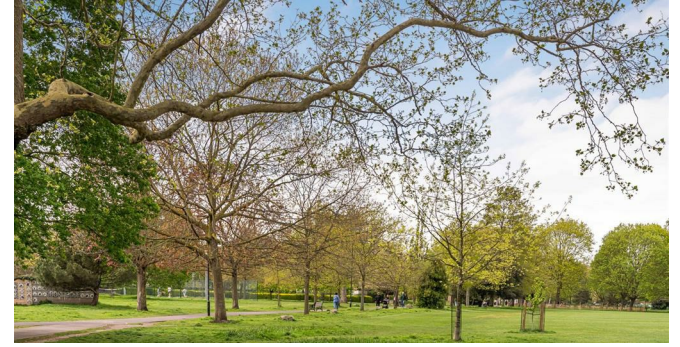
London, E5 8LW

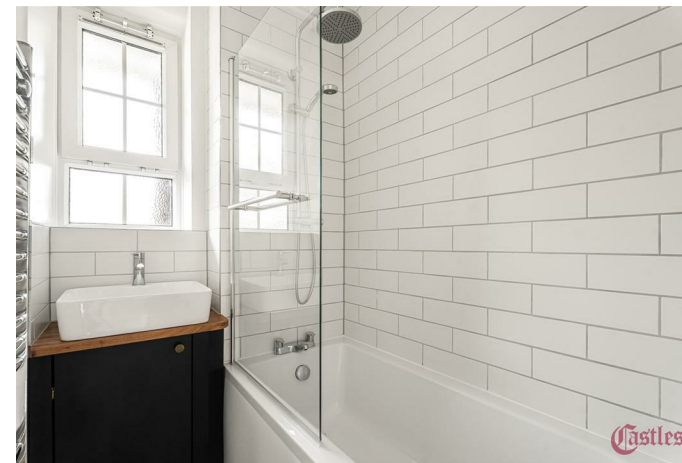
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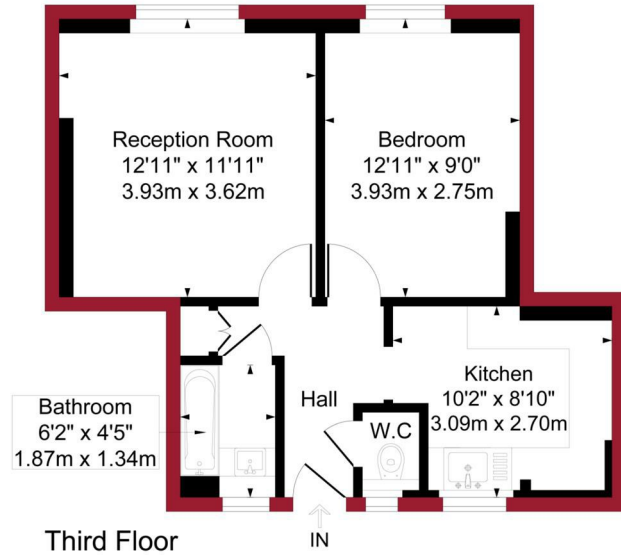
## PROPERTY SUMMARY

A stunning one-bedroom third-floor flat, beautifully refurbished to an exceptional standard throughout. The property offers well-proportioned living space and has undergone a comprehensive renovation, including new flooring, full re-plastering, redecoration, a brand-new contemporary kitchen and bathroom, as well as the installation of a new boiler. Finished with a modern and stylish specification, the flat is ready for immediate occupation and is offered chain free, making it an ideal purchase for first-time buyers, professional singles or couples.

Ideally positioned just moments from Hackney Downs Park, the property benefits from excellent access to local amenities, including the vibrant offerings of Mare Street and Kingsland High Street, known for their array of artisan cafés, restaurants and independent shops. Transport links are superb, with Hackney Downs Station and Hackney Central Station both within walking distance, providing swift connections into Liverpool Street, while numerous bus routes offer direct access towards Oxford Street and beyond, making this an excellent choice for those commuting into the City.







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

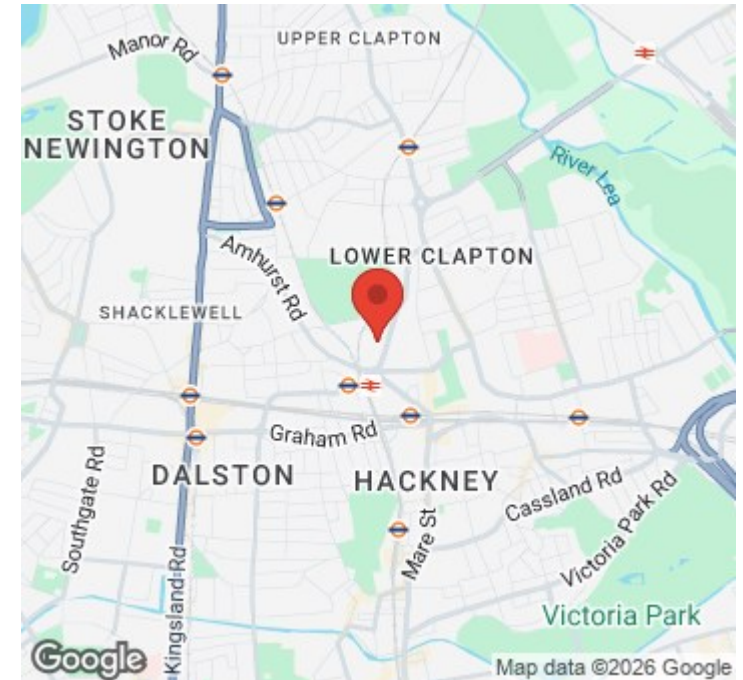
The area is served well through a network of local bus routes and train services. (Hackney Downs Main Line Station into Liverpool Street and Homerton & Hackney Central Stations on the North London Line)

### 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:** 125 years

**Service Charge:** £816.59 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  
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### OFFICE DETAILS

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