

OFFERS IN EXCESS OF

£525,000 Leasehold

Clarence Road

London, E5 8EE

PROPERTY SUMMARY

Castles are delighted to present this beautifully appointed, light and spacious two-bedroom second-floor apartment, ideally situated in the heart of Hackney, E5. Offering approximately 773 sq. ft. of well-proportioned living accommodation, this attractive property combines contemporary interiors, practical living space and a fantastic location, making it an ideal home for first-time buyers, professional couples, small families or investors alike.

Upon entering the property, you are welcomed by a bright and inviting atmosphere, with a generous reception room providing an excellent space for both relaxing and entertaining. The reception room seamlessly incorporates a modern, fitted open-plan kitchen, thoughtfully designed with contemporary units and ample worktop space, creating a stylish and sociable living environment. Large doors provide direct access to a private balcony, offering the perfect spot to enjoy your morning coffee, unwind after a long day or simply take in some fresh air.

The property further benefits from two well-proportioned double bedrooms, both offering comfortable accommodation and flexibility for a variety of needs. Whether used as bedrooms, a guest room or a home-working space, the rooms provide plenty of potential to suit modern lifestyles. A contemporary family bathroom, finished in a modern style, completes the internal accommodation.

The apartment is ideally positioned in the vibrant and sought-after area of Hackney, surrounded by an excellent selection of local shops, cafés, restaurants, bars and everyday amenities. The area is well known for its lively atmosphere, independent businesses and fantastic choice of green spaces, providing an appealing balance between urban convenience and outdoor leisure.

With its generous 773 sq. ft. of accommodation, two double bedrooms, bright reception space, modern open-plan kitchen and private balcony, this is a fantastic opportunity to secure a stylish home in a popular East London location.

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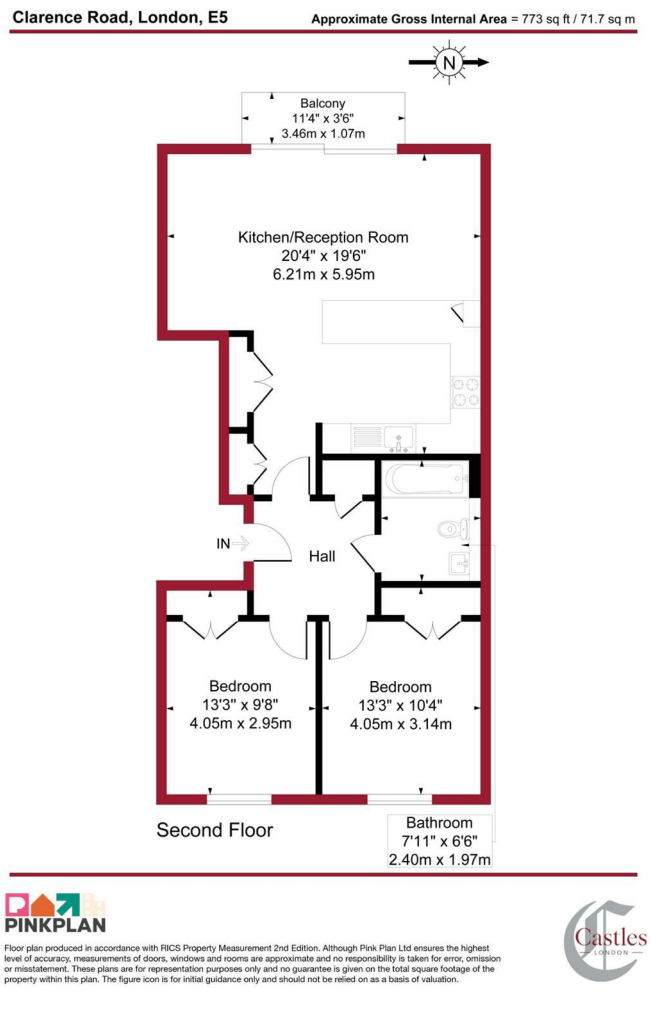












Transport:

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: C

Lease Remaining: 103 Years.

Service Charge: £181.86 PCM.

Ground Rent: Inclusive in Service Charge,

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

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