



ASKING PRICE

£450,000 Leasehold
Newick Road

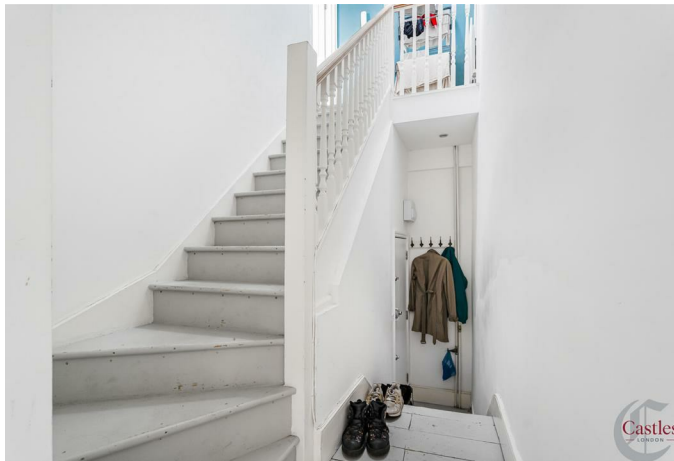
London, E5 0RR

PROPERTY SUMMARY

Set along one of Lower Clapton's most desirable tree-lined streets, this charming split-level one-bedroom Victorian conversion offers a wonderful blend of period character, natural light and comfortable living. Extending to just over 550 sq ft, the property is well presented throughout and features a spacious living and dining room with an open-plan kitchen, creating a welcoming and versatile space to call home. Clean and well maintained, the property further benefits from a long lease of over 100 years and is offered to the market chain free, making it an appealing opportunity for first-time buyers and professionals alike.

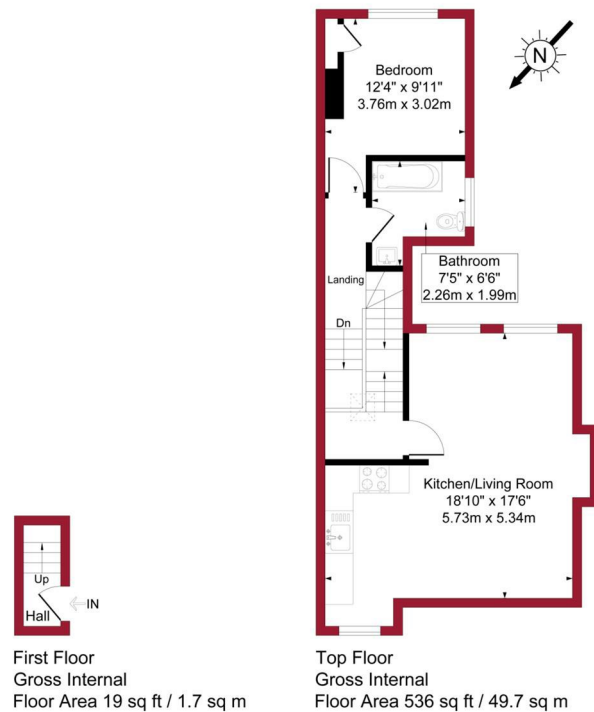
Newick Road enjoys an enviable position in the heart of Lower Clapton, with the picturesque Clapton Pond at the top of the road and an excellent selection of local amenities close by. Independent cafés, popular restaurants, supermarkets and local shops are all within easy reach, while the green open spaces of Millfields Park provide a welcome escape from city life. Excellent bus connections offer easy access to destinations across London, making this an ideal home for a single professional or professional couple seeking a well-connected property in one of Hackney's most sought-after neighbourhoods.





Newick Road, London, E5

Approximate Gross Internal Area = 555 sq ft / 51.4 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:

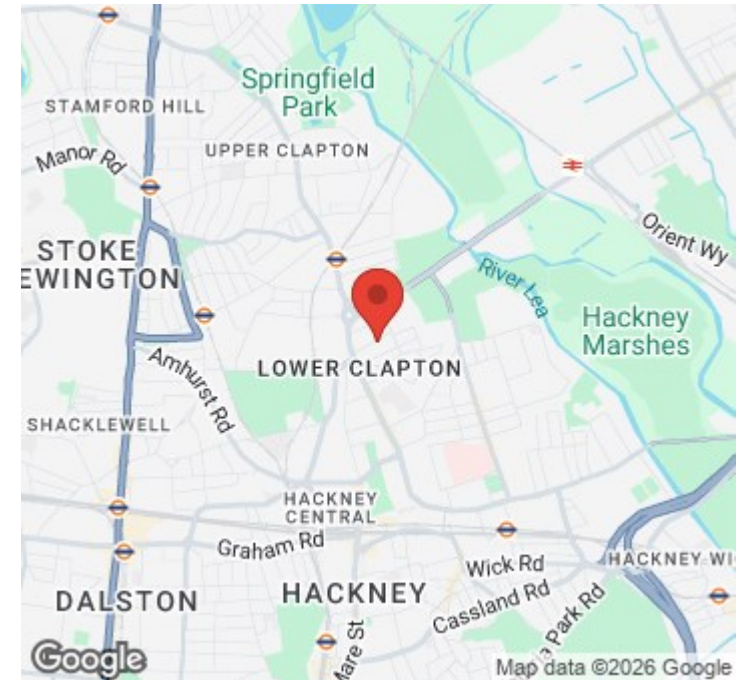
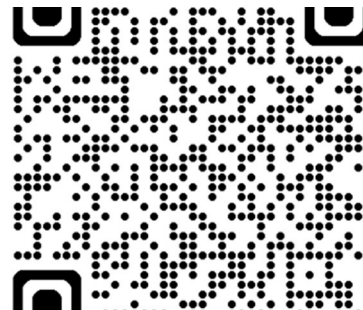
The area is served well through a network of local bus routes and train services. (Hackney Downs Main Line Station into Liverpool Street and Homerton & Hackney Central Stations on the North London Line.

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-way) and right again into Median Road).



Flat

Leasehold

Council: Hackney.

Council Tax Band: B

Lease Remaining: 101 Years.

Service Charge: £68.00 Per Month.

Ground Rent: £675.00 Per Annum.

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			
A	(1-10)		
B	(11-15)		
C	(16-20)		
D	(21-25)		
E	(26-30)		
F	(31-35)		
G	(36-40)		
Not energy efficient - higher running costs			
England & Wales			
EU Directive 2002/91/EC			