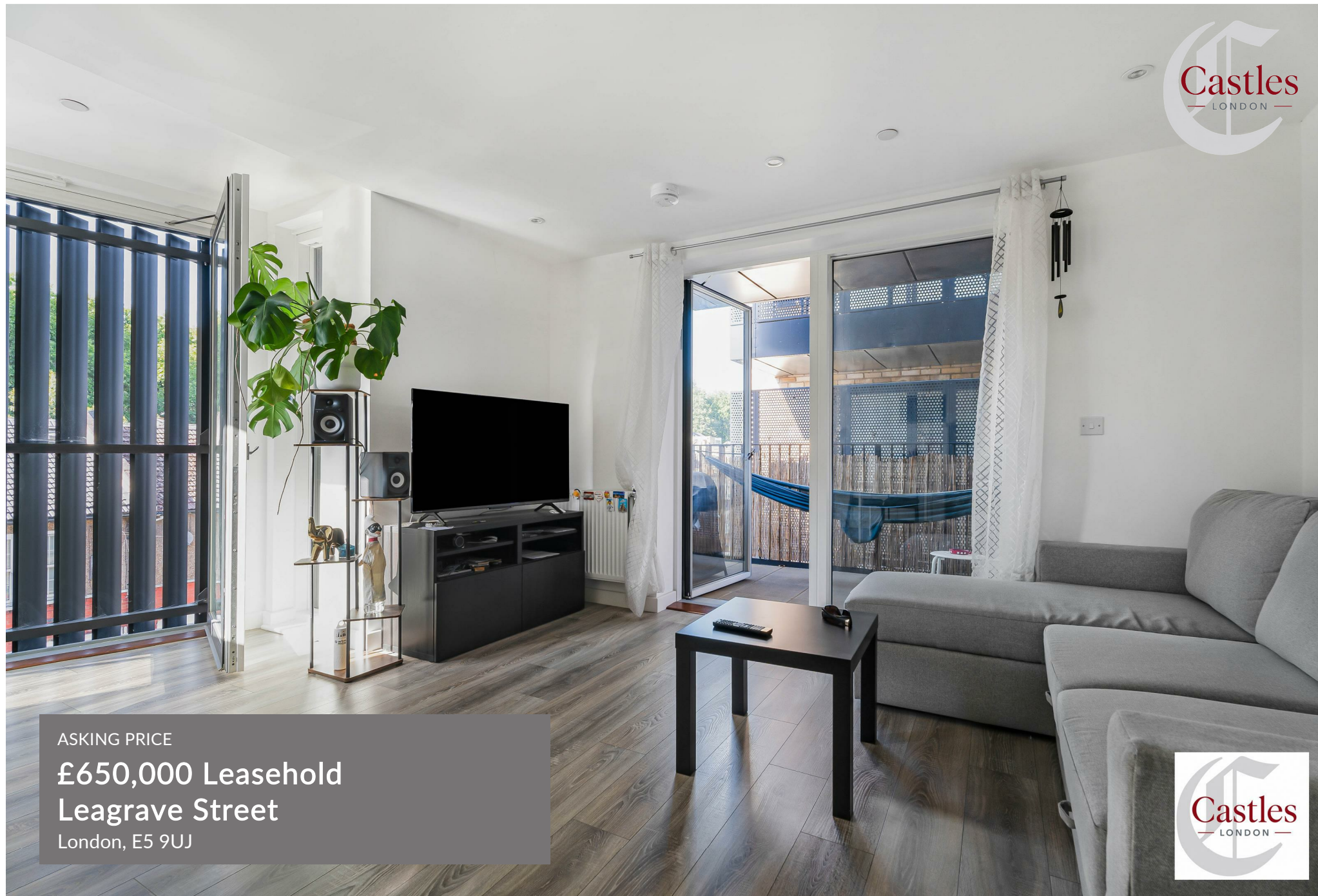




ASKING PRICE

£650,000 Leasehold
Leagrave Street

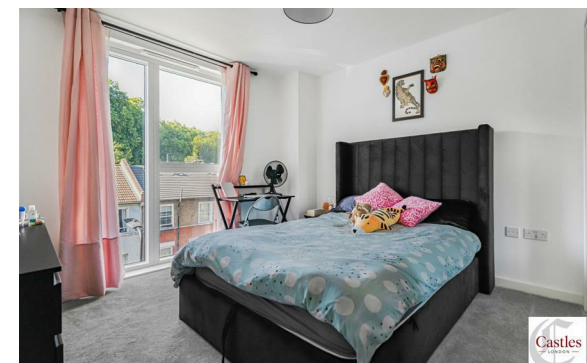
London, E5 9UJ



PROPERTY SUMMARY

Castles Hackney are delighted to present this stunning two-bedroom second-floor apartment, spanning just over 700 sq ft and forming part of a modern development. Offered in excellent condition throughout, the property benefits from a secure communal entrance and lift access, along with an impressive 998-year lease. At the heart of the home is a spacious open-plan kitchen and reception room, complete with a range of fitted units and direct access to a Juliet balcony with double doors and external shutters, providing excellent ventilation and helping to keep the apartment cool during warmer months. A further set of double doors opens onto a private balcony, creating an additional outdoor space. The property further comprises two well-proportioned double bedrooms, with the principal bedroom benefiting from fitted wardrobes, a stylish family bathroom and two useful hallway storage cupboards, one of which houses the washing machine. With its generous proportions, contemporary finish, excellent storage and outdoor space, this is an ideal home for young professionals, couples or those looking for a well-connected London base.

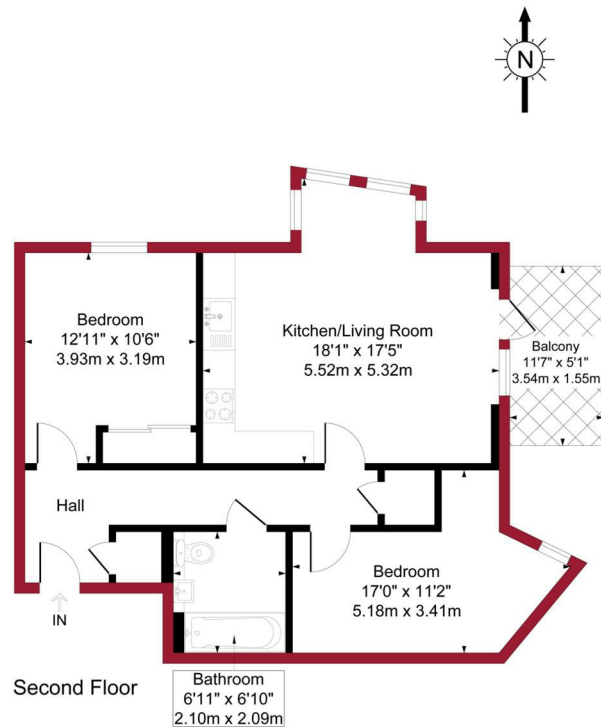
Ideally positioned just off the ever-popular Chatsworth Road, the property is surrounded by an excellent selection of independent businesses, artisan cafés, restaurants, bars and local amenities, with the popular Sunday food market bringing a fantastic variety of international food to the area. For those who enjoy an active lifestyle or simply appreciate having green space close to home, Millfields Park is nearby and offers extensive open spaces for walking, running and relaxing. The area also benefits from an excellent choice of local gyms and leisure facilities, while transport connections are exceptional, with numerous bus routes providing convenient access across East and Central London. Both Lea Bridge and Clapton stations are also within easy reach, providing further rail connections.





Legrave Street, London, E5

Approximate Gross Internal Area = 716 sq ft / 66.5 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

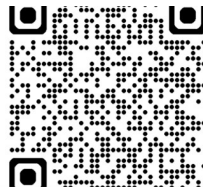
The area is served well through a network of local bus routes and train services. (Hackney Downs Main Line Station into Liverpool Street and Homerton & Hackney Central Stations on the North London Line

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).



House

Leasehold

Council: Hackney

Council Tax Band: D

Lease Remaining: 998 years

Service Charge: £1,329 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
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	(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		84	84
EU Directive 2002/91/EC			