

# Castles

ASKING PRICE

**£600,000 Share of Freehold**  
**Daubeney Road**

Hackney, E5 0EG





## PROPERTY SUMMARY

Castles Hackney are delighted to present this stunning and meticulously refurbished two-bedroom ground floor flat situated on the ever-popular Daubeney Road, E5. This beautifully finished property offers a share of freehold and has been thoughtfully renovated to an exceptional standard throughout. The flat comprises two spacious double bedrooms, a modern family bathroom, and a well-proportioned living and dining area perfect for both relaxing and entertaining. The newly fitted kitchen features sleek cabinetry and high-quality finishes, complemented by new flooring throughout and convenient pocket doors that maximise space. The property further benefits from well-planned storage solutions and a private garden, offering a tranquil retreat ideal for outdoor dining or quiet relaxation. Perfectly positioned in a vibrant and sought-after part of Hackney, Daubeney Road provides easy access to Daubeney Fields, Mabley Green, and Hackney Marshes, with the River Lea just a short stroll away, perfect for those who enjoy outdoor activities and scenic walks. The area offers a fantastic selection of independent cafés, restaurants, and shops, alongside excellent local amenities including Daubeney Primary School and Westfield Stratford City, which is just a short journey away. For commuters, Homerton Overground Station is within easy walking distance, offering swift connections into the City and beyond, while numerous local bus routes provide additional convenience for travel across London. This property perfectly blends modern design with comfort and practicality in one of East London's most desirable locations.

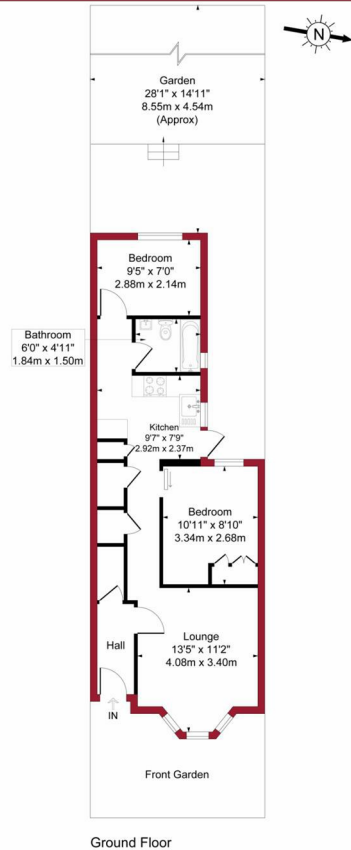








Daubeney Road, London, E5 Approximate Gross Internal Area = 541 sq ft / 50.2 sq m



PINK PLAN

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.

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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 - Share of Freehold

**Council:** Hackney

**Council Tax Band:** B

**Lease Remaining:** 115 yrs

**Service Charge:** Ad-hoc basis

**Ground Rent:** £0

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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## OFFICE ADDRESS

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## OFFICE DETAILS

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