

Colvestone Crescent, London, E8 2LH  
Offers In The Region Of £400,000

# Castles



Castles Estate Agents are pleased to present this remarkable one-bedroom first-floor apartment, nestled within a charming Victorian conversion on Colvestone Crescent in the vibrant heart of Hackney, London. Recently refurbished to an exceptional standard, this property beautifully marries contemporary design with period features, making it an ideal choice for first-time buyers, professionals, or savvy investors.

Upon entering, you will be greeted by a spacious open-plan reception room that is bathed in natural light, creating a warm and inviting atmosphere. This area is perfect for entertaining and seamlessly connects to a brand-new fitted kitchen, which boasts stylish cabinetry, quality work surfaces, and integrated appliances, ensuring a delightful cooking experience.

The generously proportioned bedroom serves as a tranquil retreat, while the luxurious shower room is adorned with modern fittings and elegant tiling, offering a sleek and sophisticated space for relaxation. Throughout the apartment, attractive wood flooring and double glazing enhance the overall appeal, complemented by a neutral décor that allows for personal touches. Notably, this property is offered chain free, providing a smooth transition for prospective buyers.

Located in one of East London's most sought-after neighbourhoods, this apartment is just moments away from a delightful array of cafés, restaurants, bars, boutique shops, and essential local amenities. With excellent transport links nearby, residents can enjoy convenient access to the City, Shoreditch, Canary Wharf, and the West End.



44 Lower Clapton Road

Hackney

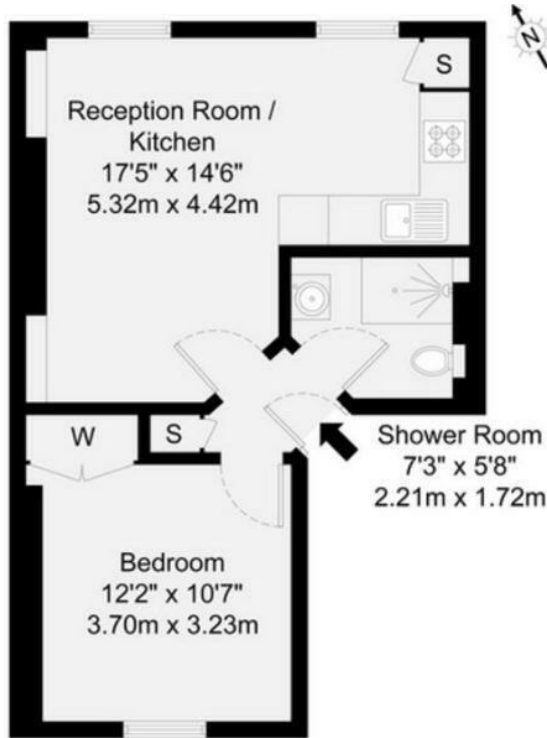
London

E5 0RN

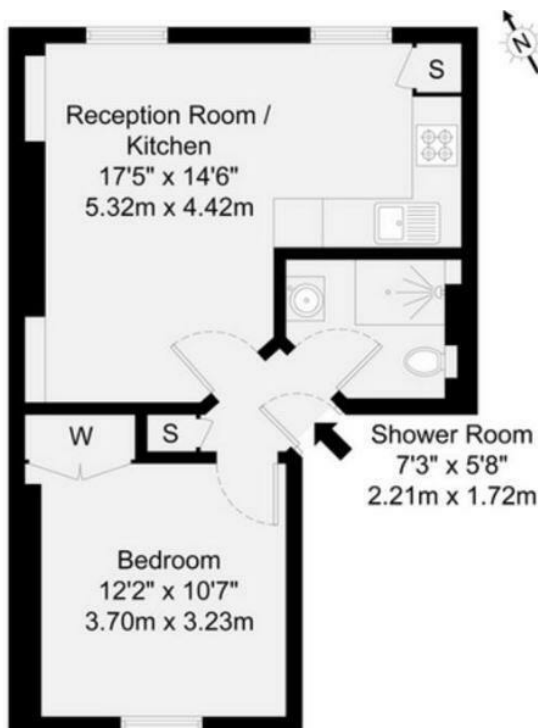
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First Floor



First Floor

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating				
	Current	Potential		Current	Potential	
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions		
(82 plus) <b>A</b>				(82 plus) <b>A</b>		
(61-81) <b>B</b>				(61-81) <b>B</b>		
(49-60) <b>C</b>				(49-60) <b>C</b>		
(35-48) <b>D</b>				(35-48) <b>D</b>		
(29-34) <b>E</b>				(29-34) <b>E</b>		
(21-28) <b>F</b>				(21-28) <b>F</b>		
(1-20) <b>G</b>				(1-20) <b>G</b>		
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC			<b>England &amp; Wales</b>	EU Directive 2002/91/EC	