



Castles

ASKING PRICE

£1,025,000

Atherden Road

London, E5 0QP



Castles

PROPERTY SUMMARY

Castles Hackney presents this charming three double bedroom, double-fronted mid-terrace home in the heart of Clapton. Offering generous proportions throughout, the ground floor comprises two spacious reception rooms on either side of the property, a large kitchen/dining area, a convenient ground floor W/C, and access to a private outdoor space. Upstairs, you'll find three well-sized double bedrooms, a family bathroom, and an additional storage room. The property includes a number of charming features, such as tall ceilings that maximise natural light and space, and it further benefits from potential to extend (subject to the usual consents).

Set in a highly sought-after location, the home is within easy reach of Clapton Pond and an array of local shops, cafés, and amenities. Both Millfields Park and Hackney Downs Park are a short walk away, providing excellent green spaces. The property falls within the catchment area of Ofsted-rated Outstanding schools, making it an ideal choice for families. For transport, residents enjoy equal proximity to Clapton Station and Hackney Downs Station, with excellent bus routes offering quick and convenient access into the City and beyond.

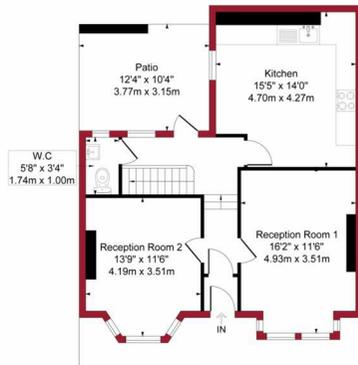




3 Atherden Road, London, E5 0QP Approximate Gross Internal Area = 1323 sq ft / 122.9 sq m



First Floor
Gross Internal
Floor Area 649 sq ft / 60.2 sq m



Ground Floor
Gross Internal
Floor Area 674 sq ft / 62.7 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

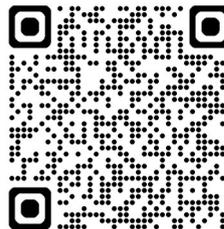
The area is served well through a network of local bus routes and train services. (Hackney Downs Main Line Station into Liverpool Street and Homerton & Hackney Central Stations on the North London Line

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 - Terraced

Freehold

Council: Hackney

Council Tax Band: D

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 | | | |
| (92-101) A | | | 82 |
| (81-91) B | | | |
| (69-80) C | | 73 | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |