

ASKING PRICE

£525,000 Share of Freehold
Mount Pleasant Lane

London, E5 9EW

PROPERTY SUMMARY

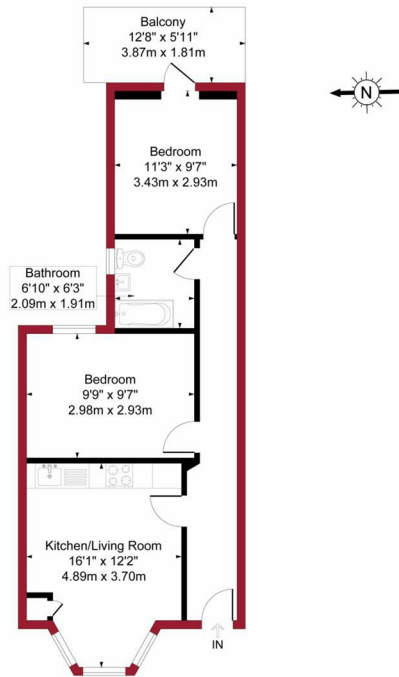
Castles Hackney present this fantastic two-bedroom upper ground floor flat, ideally positioned on the ever-popular Mount Pleasant Lane, E5. The property benefits from its own private entrance and is presented in good condition throughout, offering well-balanced and versatile accommodation. Inside, there is a bright open-plan kitchen and living area, perfect for modern living and entertaining. The property comprises one generous double bedroom and a second, slightly smaller double bedroom, which enjoys direct access to an east-facing balcony/terrace at the rear, ideal for morning light and outdoor relaxation. A well-appointed bathroom completes the accommodation. Further advantages include a share of freehold, self-managed building, and the property is offered to the market chain free, making it an excellent opportunity for both first-time buyers and investors alike.

The location is a real highlight, with an abundance of amenities close by. Clapton Station is within a short walk, providing excellent transport links, alongside local supermarkets, numerous bus routes, and a vibrant selection of cafés and shops. Open and green spaces are also easily accessible, including the River Lea, Springfield Park, and Millfields Park, all offering scenic walks and outdoor leisure. A superb home in a highly sought-after Hackney location.





Mount Pleasant Lane, London, E5 Approximate Gross Internal Area = 579 sq ft / 53.7 sq m



Raised Ground Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of floors, 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

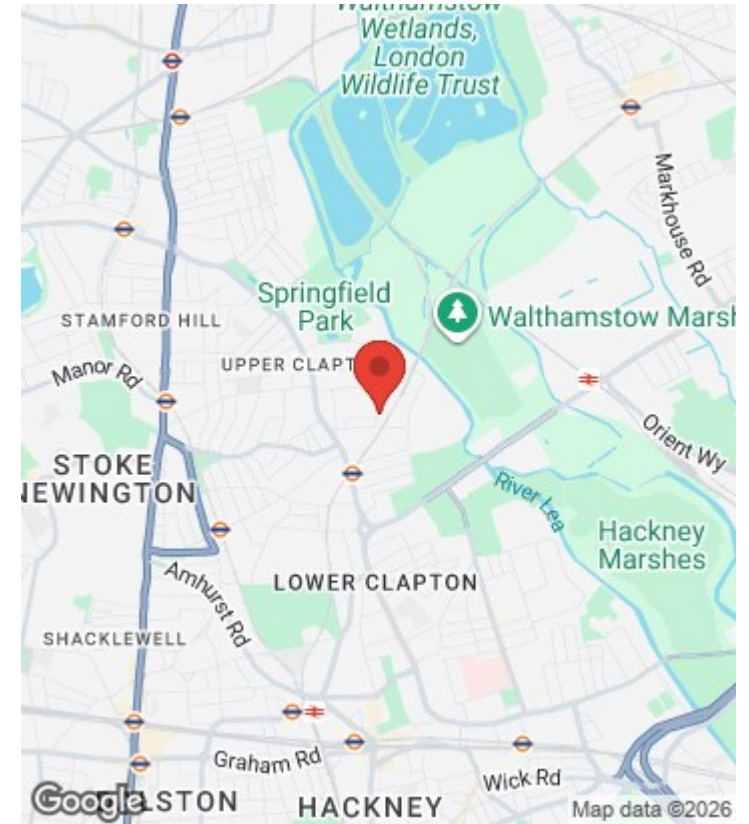
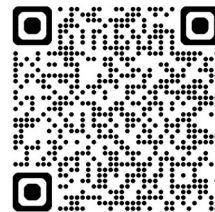
The area is served well through a network of local bus routes and train services. (Hackney Downs Main Line Station into Liverpool Street and Homerton & Hackney Central Stations on the North London Line

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 - Raised Ground Floor

Share of Freehold

Council: Hackney

Council Tax Band: C

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 plus) A			
(81-91) B			
(69-80) C		75	79
(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	