



# Castles

ASKING PRICE

**£285,000 Leasehold**  
**Lower Clapton Road**

London, E5 0NS

# Castles

## PROPERTY SUMMARY

Castles Hackney is pleased to present this exquisite one-bedroom flat located on Lower Clapton Road, London. This charming period conversion is situated on the top floor of a characterful building, making it an ideal choice for first-time buyers eager to enter the property market.

Upon entering, you will find a bright and airy open-plan kitchen and living area, enhanced by double-aspect windows that allow natural light to fill the space. The modern bathroom adds to the appeal, ensuring both comfort and style. With a long lease and the added benefit of being sold chain-free, this property promises a smooth and straightforward purchasing experience.

The location is truly remarkable, surrounded by lush green spaces such as Clapton Square, Hackney Downs Park, and Millfields Park. These areas are perfect for relaxation, exercise, or simply enjoying a leisurely stroll. For those who commute, Hackney Central and Hackney Downs Overground Stations are conveniently within walking distance, providing excellent transport links to the rest of London.

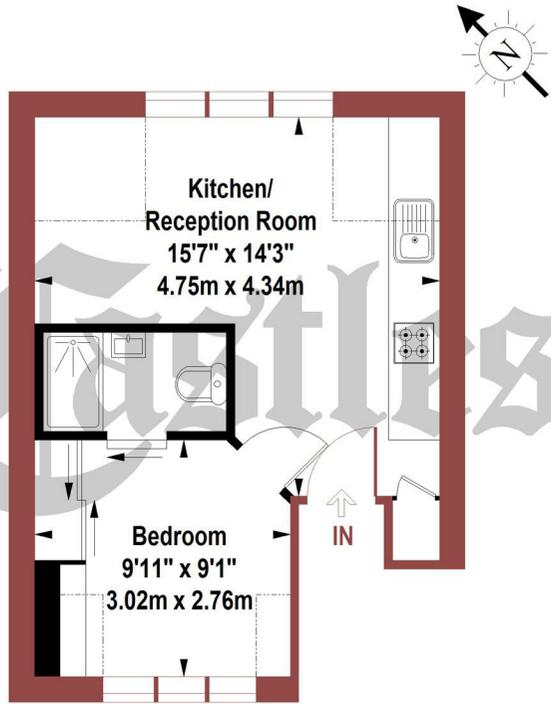
The vibrant local scene is another highlight, with Chatsworth Road and Mare Street offering a delightful mix of independent cafes, restaurants, boutique shops, and a lively market. This neighbourhood has something to cater to every taste and preference.

This lovely home beautifully combines period charm with modern convenience, all while being perfectly positioned to enjoy the lively culture and serene green spaces that Hackney has to offer. Do not miss this fantastic opportunity to make this wonderful property your own. Contact us today to arrange a viewing.





Approx. Gross Internal Area = 27.59 sq m / 297 sq ft



Third Floor

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

**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  
**Council:** Hackney  
**Council Tax Band:** B  
**Lease Remaining:** 118 years  
**Service Charge:** £1,470pa  
**Ground Rent:** £250.00 pa

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			
102 (91-111)	A		
69 (51-91)	B		
49 (30-69)	C		
35 (18-49)	D		
24 (8-35)	E		
15 (3-24)	F	36	
2 (1-15)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	