

Castles



ASKING PRICE

£450,000 Leasehold
Anderson Road

London E9 6HJ

Castles

PROPERTY SUMMARY

Castles Hackney bring to market this spacious three-bedroom flat, set on the fifth floor of a well-maintained building with lift access, offers an exceptional amount of living space rarely found in the area. The property features two generously sized double bedrooms and a further single bedroom, along with a large lounge and dining area that provides excellent versatility for family living or those needing additional workspace. A separate kitchen and an enclosed winter balcony add to the practicality of the home. The property offers a fantastic opportunity for a buyer to update and modernise to their own taste, making full use of the impressive footprint.

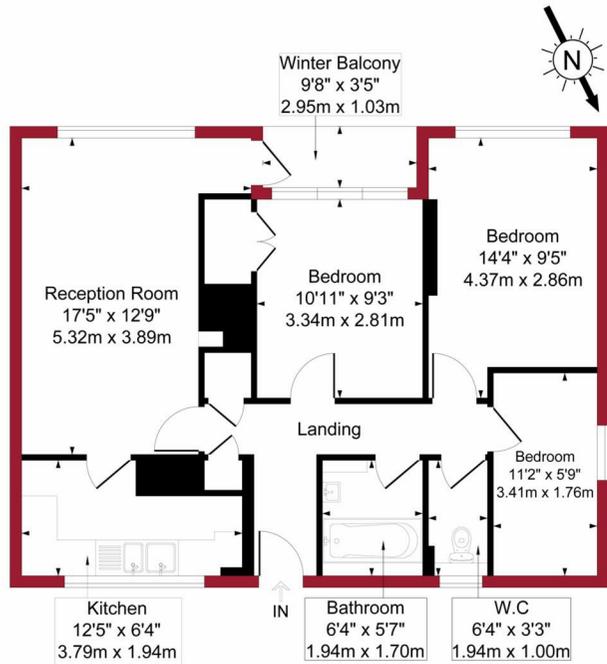
Perfectly positioned in a highly sought-after Hackney location, the property is just moments from Well Street and within walking distance of Homerton, London Fields, and Hackney Central Stations, offering superb transport links across the city. Mare Street is also close by, providing an abundance of cafés, restaurants, and entertainment options. The area benefits from excellent green spaces including London Fields and Victoria Park, both popular for leisure and recreation. Families will appreciate the strong selection of nearby schools, including several highly rated primary and secondary options, making this an ideal choice for buyers seeking both space and convenience in one of East London's most vibrant neighborhoods.





Anderson Road, London, E9

Approximate Gross Internal Area = 740 sq ft / 68.7 sq m



Fourth Floor



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

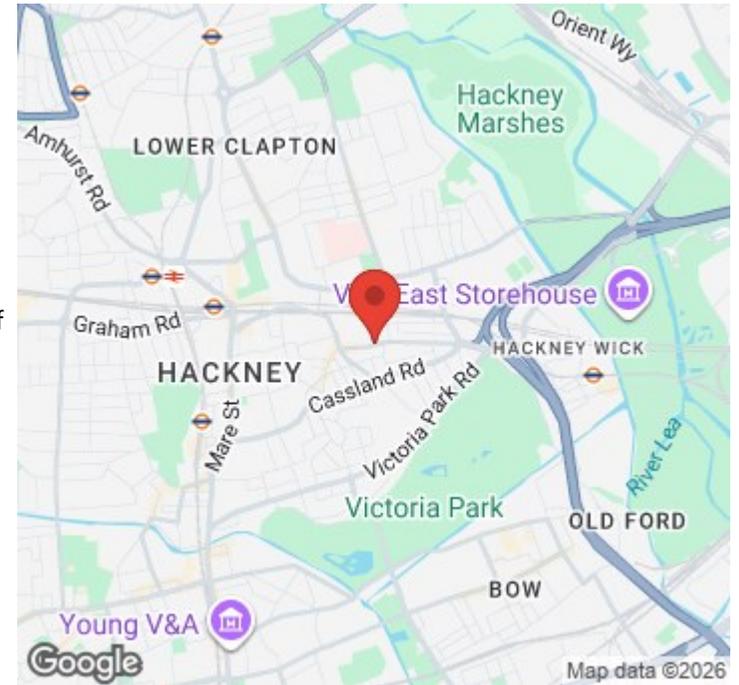
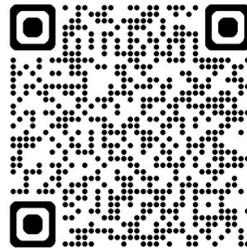
The area is served well through a network of local bus routes and train services. (Hackney Downs Main Line Station into Liverpool Street and Homerton & Hackney Central Stations on the North London Line.

Shopping And Leisure

A diverse selection of shops, restaurants, bars and cafés accompanied by an array of local heritage sites, theaters 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: C

Lease Remaining: 89 years

Service Charge: £2488.00 per year

Ground Rent: £9.00 per year

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

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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 | | | |
| (92-100) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | 66 | 68 |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |