

# Castles



ASKING PRICE

**£500,000 Leasehold**  
**Huntswharf House, Leaside Road**

London, E5 9UE

# Castles

## PROPERTY SUMMARY

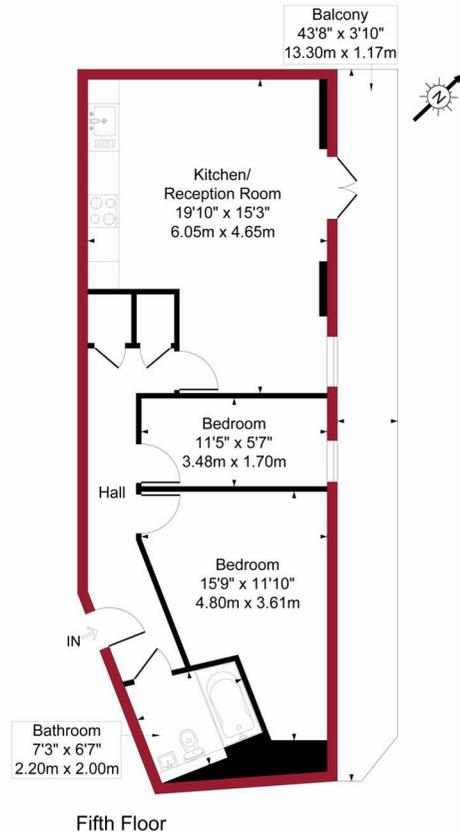
Castles Hackney is pleased to bring to market this immaculate two-bedroom 5th floor penthouse apartment, offering breathtaking, uninterrupted views across the River Lea and Walthamstow Marshes. Set within a modern development less than five years old, the property is presented in pristine condition throughout and features an open-plan living/kitchen/dining area, a spacious double bedroom, a well-sized single bedroom, and a contemporary family bathroom suite. A standout benefit is the full-width private balcony, providing unrivalled views over the River Lea and surrounding green spaces, perfect for relaxing, entertaining, or enjoying the peaceful riverside setting. The apartment is being sold on a chain-free basis and EWS1 compliant.

The apartment is superbly located along the River Lea, offering excellent opportunities for jogging, cycling and scenic walks. Residents are within easy reach of Walthamstow Marshes, Hackney Marshes, Springfield Park, Millfields Park and the River Lea towpath, providing an abundance of natural landscapes on the doorstep. Transport connections are equally convenient, with Clapton Station just a short walk away, offering swift and direct links into Liverpool Street and central London. This desirable location combines riverside tranquillity with strong transport links and access to local amenities, making it an ideal home for professionals and families alike.





Huntswharf House, Leaside Road, London, E5 Approximate Gross Internal Area = 647 sq ft / 60.1 sq m



PINK PLAN

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.

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## Transport

The area is served well through a network of local bus routes and train services. (Clapton station into Liverpool Street on the Weaver line, Lea Bridge Greater Anglia Service to Stratford, and Homerton & Hackney Central Stations on the Mildmay line, plus easy connections to the Victoria line).

## Shopping And Leisure

A diverse selection of shops, restaurants, bars and cafés in Clapton, Chatsworth Road and Stoke Newington can be found within easy reach, plus leisure facilities, theatres and cinemas.

## 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

Leasehold

**Council:** Hackney

**Council Tax Band:** C

**Lease Remaining:** 143 years

**Service Charge:** £1,722.24 pa

**Ground Rent:** £445.50 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

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## 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			
(12-14) A			
(15-17) B		85	85
(18-20) C			
(21-23) D			
(24-26) E			
(27-29) F			
(30-32) G			
Not energy efficient - higher running costs			
England & Wales			
EU Directive 2002/91/EC			