

Castles



ASKING PRICE

£420,000 Leasehold  
Armstrong House, Southwold Road  
London, E5 9PB

Castles



## PROPERTY SUMMARY

Castles Hackney are delighted to present this stunning two-bedroom modern apartment, located on the third floor of the sought-after Armstrong House development. The property comprises a spacious and bright reception room with an abundance of natural light, a separate fully fitted kitchen, two well-proportioned bedrooms, a contemporary family bathroom, ample storage, and a private south-facing balcony overlooking the greenery of Millfields Park. The apartment is enviably positioned in a quiet, residential enclave moments from the open spaces of Millfields Park and the peaceful River Lea, ideal for walking, cycling, and enjoying nature.

Just a short walk away, Chatsworth Road offers a lively and ever-growing food scene, with popular favourites such as Pivaz, Jim's Café, The Dialogue, Palm 2 deli, and the beloved Eat 17. The weekend market brings in local traders serving everything from artisan pastries and specialty coffee to global street food. You'll also find Climpson & Sons for your morning brew and Shane's on Chatsworth for farm-to-table dining. Upper Clapton Road also boasts a great selection of local gems, including cosy brunch spots, bakeries, takeaways, and traditional pubs offering something for every taste and occasion.

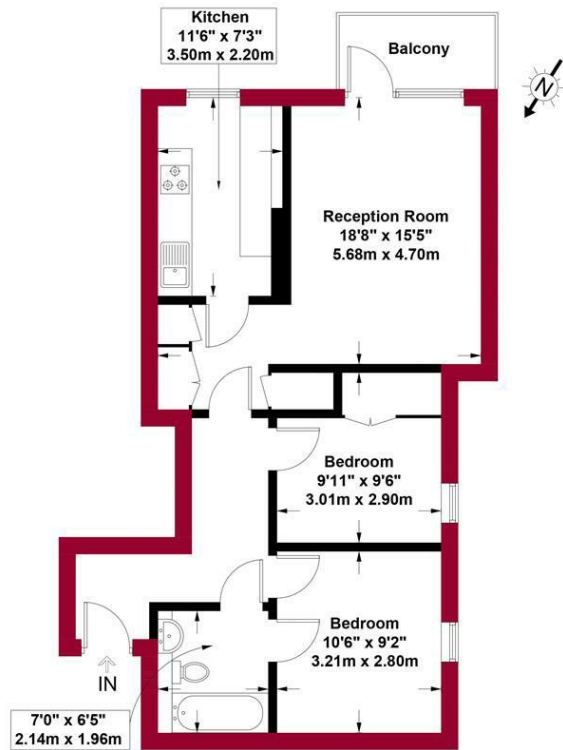
For commuters, Clapton Overground Station is within easy walking distance, providing direct connections to Liverpool Street and the City. Numerous bus routes serve the area, with easy access to Hackney Central, Stoke Newington, and beyond. The neighbourhood also benefits from nearby fitness centres, yoga studios, and creative workspaces, making it a great choice for modern urban living.

Offered chain-free, this well-located third-floor apartment combines peaceful green surroundings with the energy and convenience of East London, a fantastic opportunity for first-time buyers seeking both comfort and lifestyle.





**Armstrong House, E5** Approximate Gross Internal Area = 643 sq ft / 59.7 sq m



**Third Floor**



This plan is for layout guidance only and is not drawn to scale unless stated. All dimensions, including windows, doors, and the Total Gross Internal Area (GIA), are approximate. For precise measurements, please consult a qualified architect or surveyor before making any decisions based on this plan.



## A guide to the area

### 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 - Third Floor

Leasehold

**Council:**

**Council Tax Band: D**

**Lease Remaining: 106 years**

**Service Charge: £2651.64 per year**

**Ground Rent: £200.00 per year**

Energy Efficiency Rating		
	Current	Possible
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	<b>81</b>	<b>81</b>
	EU Directive 2002/91/EC	

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  
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### OFFICE DETAILS

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