



# Castles

ASKING PRICE

**£525,000 Share of Freehold**  
**Ickburgh Road**

London, E5 8AD

Castles

PROPERTY SUMMARY

Castles Hackney are delighted to offer this beautifully maintained one bedroom ground floor Victorian conversion, providing spacious and characterful accommodation throughout. The property boasts a generous double bedroom, high ceilings that enhance the sense of space and light, and a large reception room featuring exposed original hardwood flooring and an attractive fireplace, creating a warm and inviting living environment. Original hardwood flooring runs throughout the property, with the exception of the kitchen and bathroom. The well-proportioned layout is complemented by a private North West-facing garden, ideal for enjoying afternoon and evening sun. A substantial outhouse provides excellent additional space, perfect for use as a home office, studio, gym or for further storage. Offered in good condition throughout and retaining a wealth of period charm, this attractive home is being sold chain free.

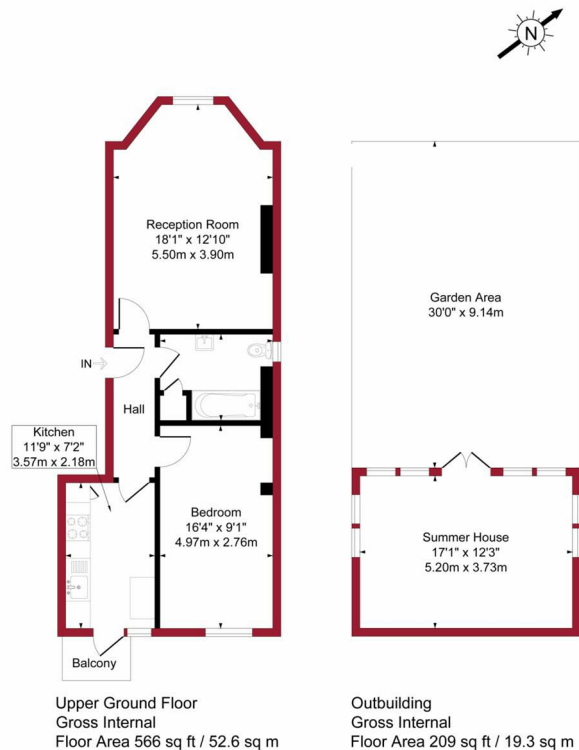
The property is superbly located within easy walking distance of Clapton Overground Station, providing swift connections into Liverpool Street and the City, alongside excellent local bus routes offering convenient access across London. Residents will enjoy close proximity to the green open spaces of both Downs Park and Milfields Park, as well as popular local fitness destinations including BLOK in Clapton. The area offers an abundance of independent cafés, restaurants, local shops and supermarkets, while the vibrant amenities of Stoke Newington High Street and Church Street are just a short walk away. Combining excellent transport links with a strong community feel and a wide range of lifestyle amenities, this location is highly sought after by professionals and first-time buyers alike.





Lckburgh Road, London, E5

Approximate Gross Internal Area = 775 sq ft / 71.9 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

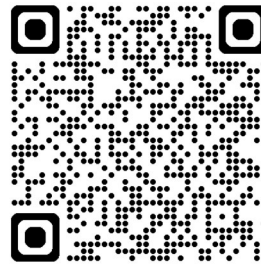
The area is served well through a network of local bus routes and train services. (Hackney Downs Main Line Station into Liverpool Street and Homerton & Hackney Central Stations on the North London Line)

## 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

Share of Freehold

**Council:** Hackney

**Council Tax Band:** C

**Lease Remaining:** TBC

**Service Charge:** n/a

**Ground Rent:** n/a

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/>

