

# Castles



ASKING PRICE

£425,000 Leasehold  
Lewis Gardens

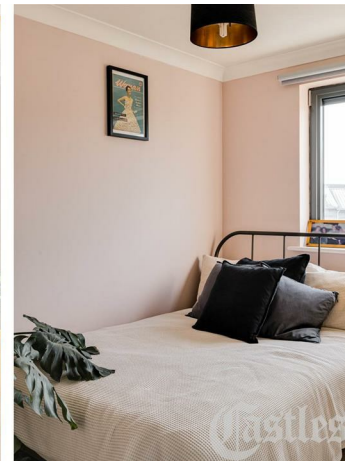
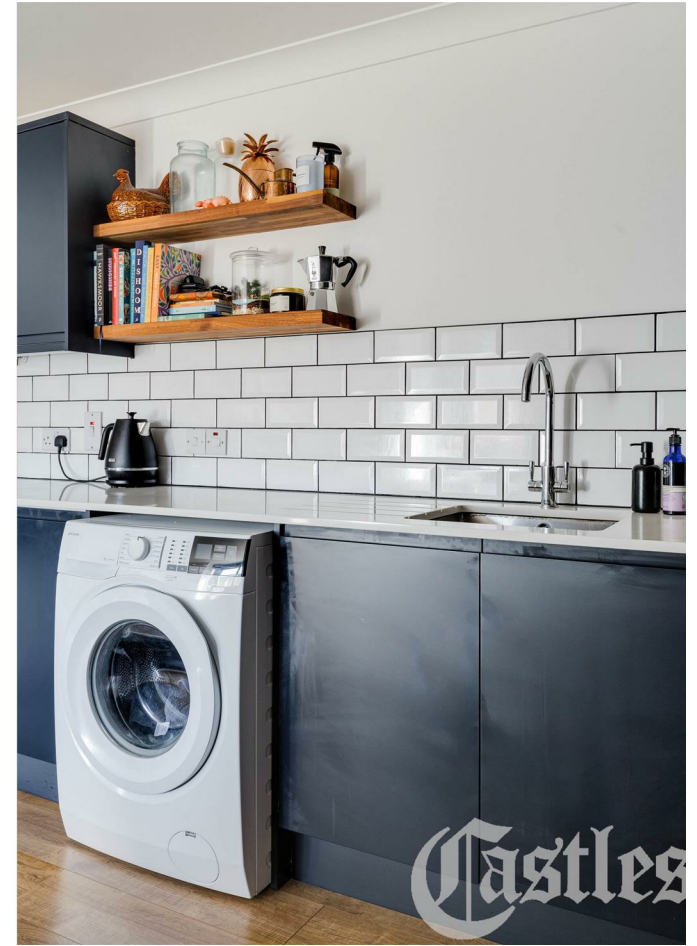
London, N16 5PJ

Castles

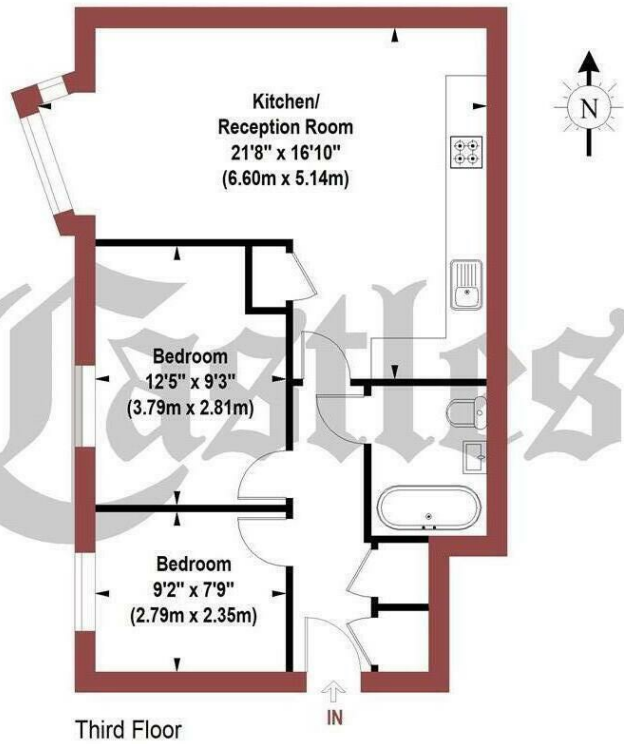
## PROPERTY SUMMARY

Set on the third floor of a well-maintained, purpose-built development, this beautifully finished two double-bedroom apartment offers stylish and comfortable living in a sought-after location. The property boasts a bright open-plan layout, featuring a bespoke kitchen with integrated appliances, and sleek countertops. The dining and lounge area is designed for both relaxation and entertaining, with large windows allowing for plenty of natural light. The two generously sized bedrooms offer a serene retreat, while the modern family bathroom is finished with contemporary tiling, a high-specification suite, and elegant fittings. Ample storage is available throughout the apartment, ensuring a clutter-free living space. Residents benefit from a secure entry system and access to well-maintained communal gardens. Lewis Gardens is situated in Stoke Newington, a vibrant area known for its independent shops, cafes, and strong sense of community. The apartment is surrounded by several green spaces, including Springfield Park, which offers scenic views of the River Lea and direct access to the Walthamstow Wetlands. Clissold Park, with its open fields, tennis courts, and cafe, is within easy reach, while Abney Park provides a peaceful woodland retreat. The River Lea towpath and Woodberry Wetlands offer further opportunities for walking, cycling, and enjoying nature. The property is well-connected, with Stoke Newington and Stamford Hill Overground stations providing links to Hackney, London Fields, and Liverpool Street. Seven Sisters Station, offering Victoria Line and National Rail services, along with multiple bus routes, ensures convenient travel across London and beyond.





Approx. Gross Internal Area = 53.70 sq m / 578 sq ft



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

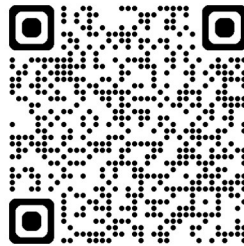
The area is served well through a network of local bus routes and train services. (Hackney Downs Main Line Station into Liverpool Street and Homerton & Hackney Central Stations on the North London Line)

### 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 - Third Floor

Leasehold

**Council:** Hackney

**Council Tax Band:** D

**Lease Remaining:** 107 years

**Service Charge:** £2,383 pa

**Ground Rent:** £200pa

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			
(92-100) A			
(81-91) B			
(69-80) C		82	82
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	