

Castles

£325,000 Leasehold  
Semley Gate  
London, E9 5NH

Castles



## PROPERTY SUMMARY

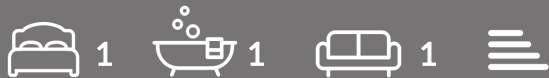
Castles are delighted to present this one-bedroom flat on Semley Gate, E9 offering an excellent opportunity for first-time buyers and investors alike. Ideally positioned in a highly sought-after pocket of East London, just moments from Victoria Park, this property perfectly blends city living with a sense of tranquillity.

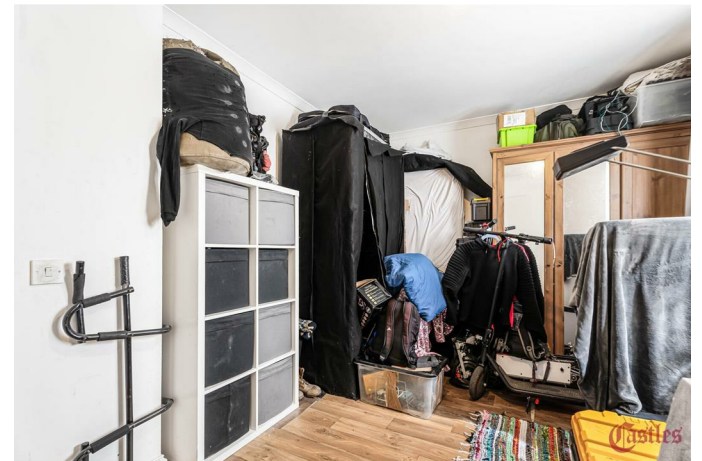
The flat features a bright and spacious reception room, ideal for both relaxing and entertaining, complemented by a separate kitchen designed for practical everyday living. The generous double bedroom provides a comfortable and peaceful retreat, while the bathroom is well-appointed and functional.

Natural light floods the interior, enhancing the sense of space and creating a warm, inviting atmosphere throughout. The layout has been thoughtfully designed to maximise both comfort and usability.

Situated in a desirable location, residents benefit from easy access to a wide range of local cafés, restaurants, and independent shops, along with excellent transport links offering swift connections into Central London. The nearby open green spaces of Victoria Park—one of London's most beloved parks—provide the perfect escape for leisure, fitness, and weekend relaxation.

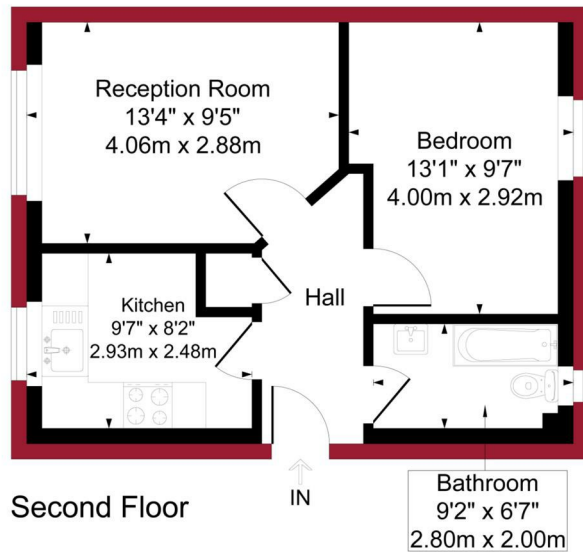
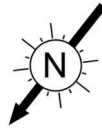
Requiring some general updating, the property presents a fantastic opportunity to add value and personalise to taste. Offered for sale chain free, this is a superb chance to secure a stylish and conveniently located home in one of London's most vibrant areas, the flat also has an allocated parking space and a small outside area.





Semley Gate, London, E9

Approximate Gross Internal Area = 420 sq ft / 39.0 sq m



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

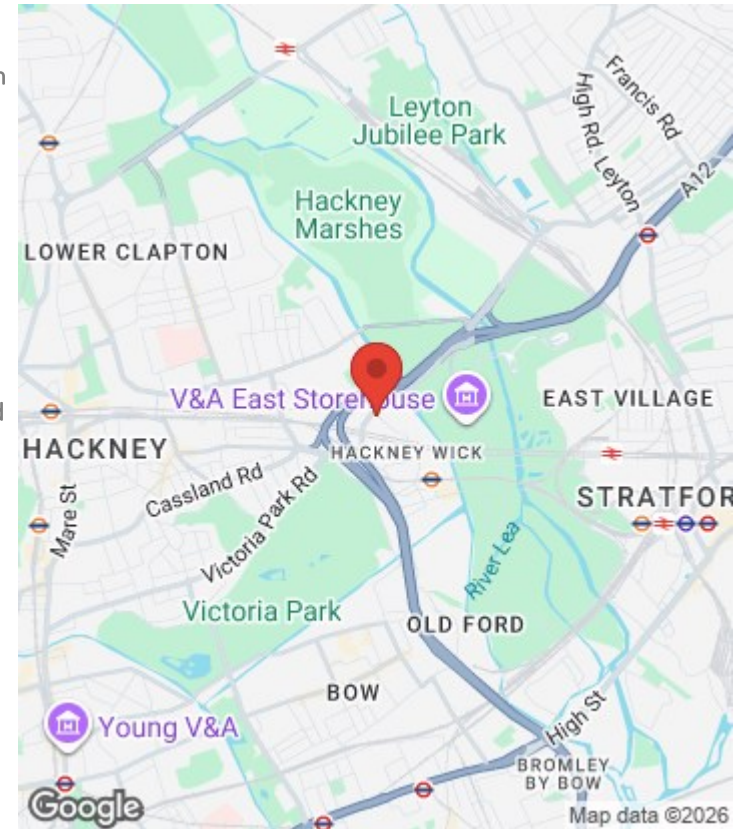
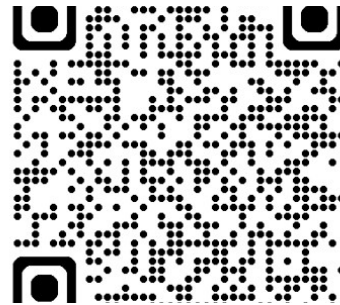
The area is served well through a network of local bus routes and train services. (Hackney Downs Main Line Station into Liverpool Street and Homerton & Hackney Central Stations on the North London Line

### Shopping And Leisure

A diverse selection of shops, restaurants, bars and cafés accompanied by an array of local heritage sites, 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).



**Council:** Hackney

**Council Tax Band:** B B

**Lease Remaining:** 100 years

**Service Charge:** £160.85 PCM

**Ground Rent:** Peppercorn

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			
102 kWh/m <sup>2</sup> A			
81-101 kWh/m <sup>2</sup> B			
61-80 kWh/m <sup>2</sup> C			
41-60 kWh/m <sup>2</sup> D			
21-40 kWh/m <sup>2</sup> E			
1-20 kWh/m <sup>2</sup> F			
0 kWh/m <sup>2</sup> G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	