

ASKING PRICE

£260,000 Leasehold

Edmeston Close

London, E9 5TL

PROPERTY SUMMARY

Suitable For Cash Buyers.

Castles Hackney are delighted to present this attractive two-bedroom ground-floor apartment, ideally situated within this modern purpose-built development in a peaceful cul-de-sac.

Offering well-proportioned accommodation throughout, the property comprises two bedrooms, a spacious reception room, separate kitchen and family bathroom. A particular highlight is the private garden, which enjoys a pleasant outlook and leads directly onto the surrounding communal green spaces.

The property also benefits from its own parking space and valuable additional storage unit, and is offered to the market on a chain-free basis.

Perfectly positioned for both transport links and local amenities, Homerton Overground Station is just moments away, providing convenient connections towards the City and beyond. The increasingly popular Chatsworth Road is also close by, offering a superb selection of independent retailers, cafés, coffee shops and its much-loved Sunday market.

For those who enjoy the outdoors, Victoria Park and Hackney Marshes are both within walking distance, providing extensive green open spaces ideal for walking, running and leisure.

Combining generous living accommodation, a private garden, parking space, excellent transport connections and an enviable Hackney location, this appealing apartment represents an excellent opportunity for a range of buyers, including first-time purchasers, those looking to downsize or investors.

Early viewing is highly recommended to fully appreciate the accommodation and location on offer.

PLEASE NOTE: "All services/appliances have not and will not be tested"

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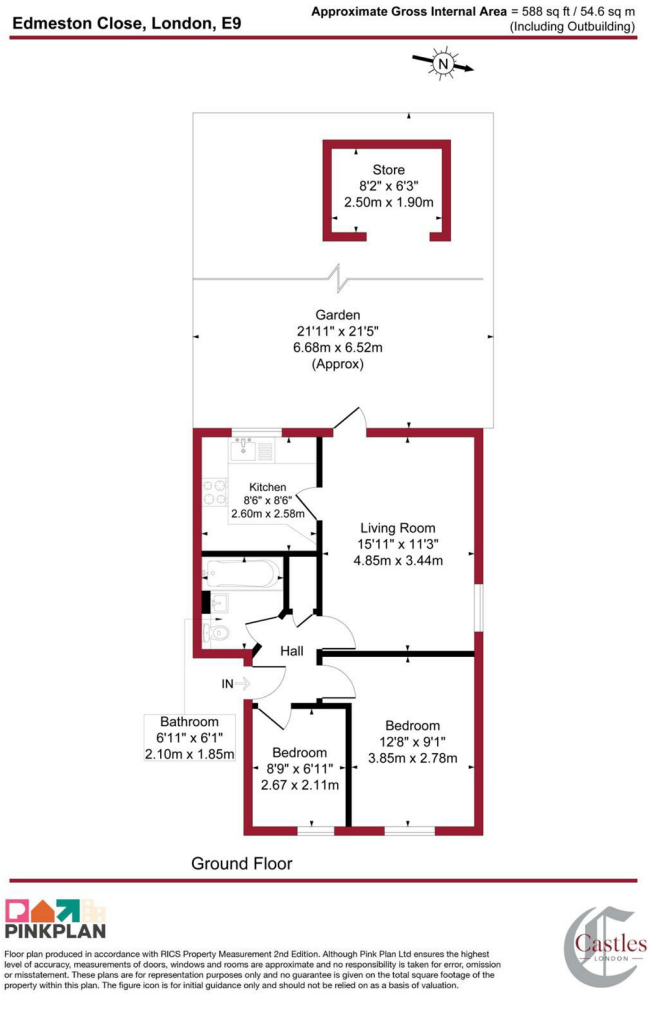












Transport

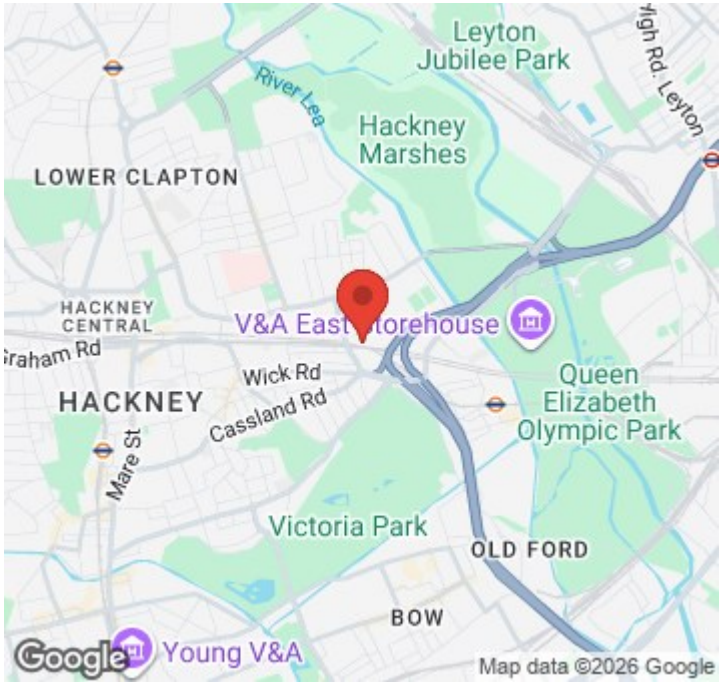
The area is served well through a network of local bus routes and train services. (Hackney Downs Main Line Station into Liverpool Street and Homerton & Hackney Central Stations on the North London Line

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

Leasehold

Council: Hackney

Council Tax Band: C

Lease Remaining: 61 Years

Service Charge: T.B.C

Ground Rent: £180.00 Per Annum

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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