



Castles

ASKING PRICE

£525,000

Mount Pleasant Lane

London, E5 9EW

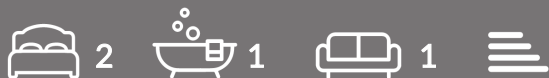
Castles



PROPERTY SUMMARY

Castles Hackney are proud to present this spacious split-level second-floor flat. The property features large, well-proportioned two double bedrooms and an expansive open-plan kitchen and living area, perfect for entertaining. High ceilings throughout the property give it an airy, grand feel, while large windows allow for plenty of natural light to flood in. This property also benefits from additional storage space and a share of the freehold. While it requires a light refurbishment, the property provides the perfect opportunity for buyers to add their personal touch and make it their own. This property is being offered on a chain free basis.

Situated just a short walk from Upper Clapton Road and Clapton Station, this property is in an outstanding location with excellent transport links to Liverpool Street and Central London. The local area is brimming with charming cafes, independent shops, and vibrant community spots, offering a lively yet relaxed atmosphere. Millfields Park and the nearby canal are perfect for weekend strolls, jogging, or simply unwinding in nature.

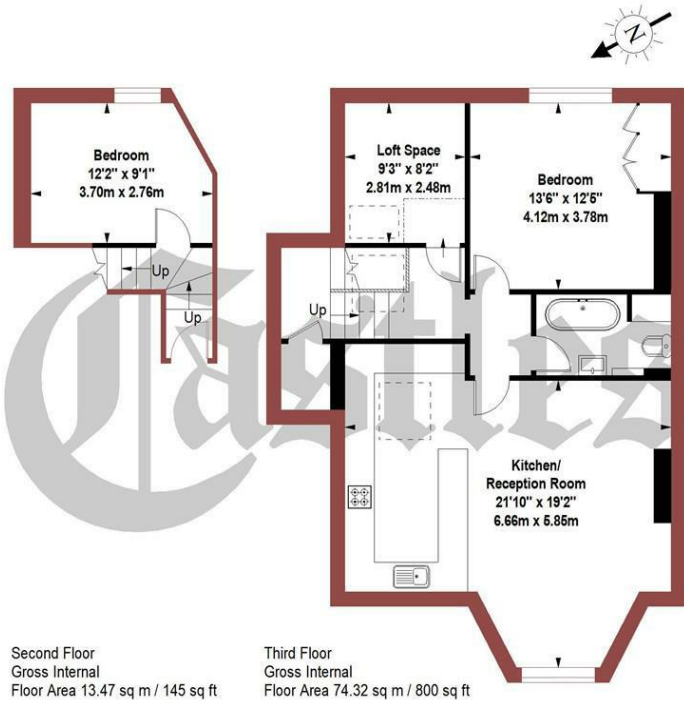




A guide to the area

AREA GUIDE TEXT

Approx. Gross Internal Area = 87.79 sq m / 945 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.



Apartment

Share of Freehold

Council:

Council Tax Band: C

Lease Remaining: n/a

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



OFFICE ADDRESS

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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		
(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	