

Castles

ASKING PRICE

£390,000

Brooksby's Walk

London, E9 6DA

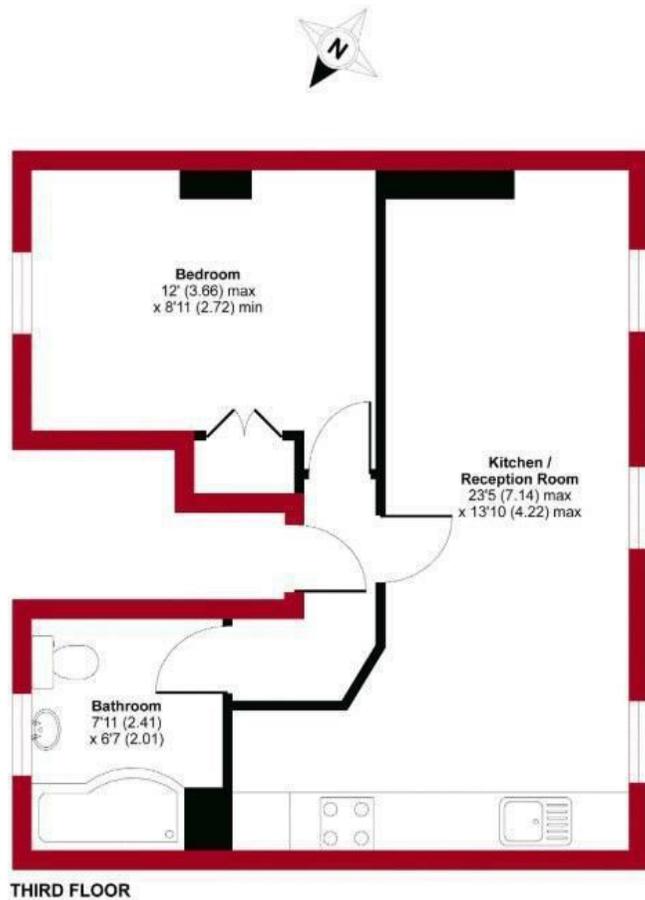
Castles

PROPERTY SUMMARY

Castles Hackney are pleased to present this beautifully designed top-floor one-bedroom flat in the heart of Hackney, set on the vibrant and much-loved Chatsworth Road. Offering contemporary living with a thoughtfully planned layout, this home combines comfort, style, and convenience. The property features a bright open-plan kitchen, dining, and living area, filled with natural light throughout the day. The modern kitchen is fully fitted with high-quality appliances, while the elegant wooden flooring and recessed lighting create a warm and welcoming ambiance. The spacious double bedroom provides a calm retreat, and the stylish bathroom offers a bathtub, sleek fixtures, and integrated storage. Perfectly positioned, Chatsworth Road is a thriving hub of independent cafes, artisanal bakeries, and the lively weekend market, known for its variety of unique goods, street food, and local produce. Hackney's creative energy and vibrant community are on full display here, with green spaces such as Hackney Downs Park and Victoria Park close by, as well as scenic canal pathways ideal for walking, jogging, or cycling. For commuters, the location is unbeatable. Homerton Overground Station and several bus routes are within easy reach, providing fast links into Central London, Canary Wharf, and Stratford. The Elizabeth Line at Stratford further enhances connectivity across London and beyond. With gyms, cultural venues such as The Hackney Empire, and an array of trendy restaurants and bars all nearby, this property offers the very best of East London living in one of the city's most dynamic neighbourhoods.







APPROX. GROSS INTERNAL FLOOR AREA 427 SQ FT 39.7 SQ METRES

Transport

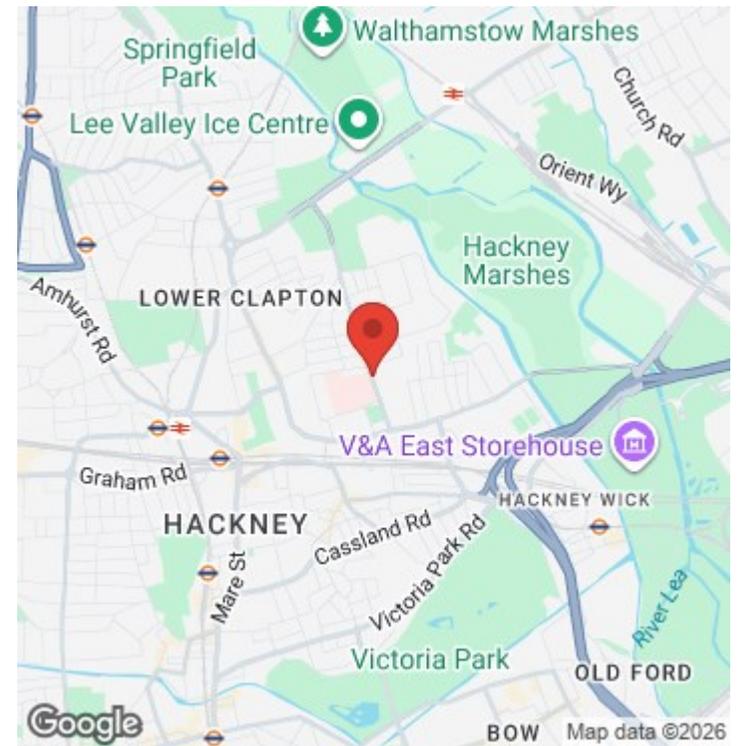
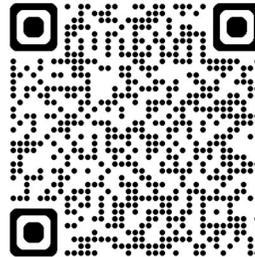
The area is served well through a network of local bus routes and train services. (Hackney Downs Main Line Station into Liverpool Street and Homerton & Hackney Central Stations on the North London Line)

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: B

Lease Remaining: 111 Years

Service Charge: £750.00

Ground Rent: £250.00

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 (ph1)	A		
81 (ph1)	B		
69 (ph)	C	77	77
55 (ph)	D		
39 (ph)	E		
21 (ph)	F		
1 (ph)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	