



Castles

ASKING PRICE

£410,000 Leasehold  
Riverside Close

London, E5 9SS

Castles

## PROPERTY SUMMARY

Castles Hackney are delighted to present this charming one-bedroom ground floor apartment, complete with a private rear garden. Offered in immaculate condition throughout, the property has been exceptionally well maintained and tastefully decorated, creating a stylish and welcoming home ready for immediate occupation. The accommodation comprises a well-proportioned double bedroom, a modern shower room, a separate fitted kitchen and a bright living area. Large sliding doors from the reception room open directly onto a generous private garden, providing an ideal space for outdoor dining, entertaining or simply relaxing. Combining excellent presentation with practical living space, this superb apartment will particularly appeal to first-time buyers and professional couples seeking a home with outdoor space in a sought-after East London location. The property also has a private parking space.

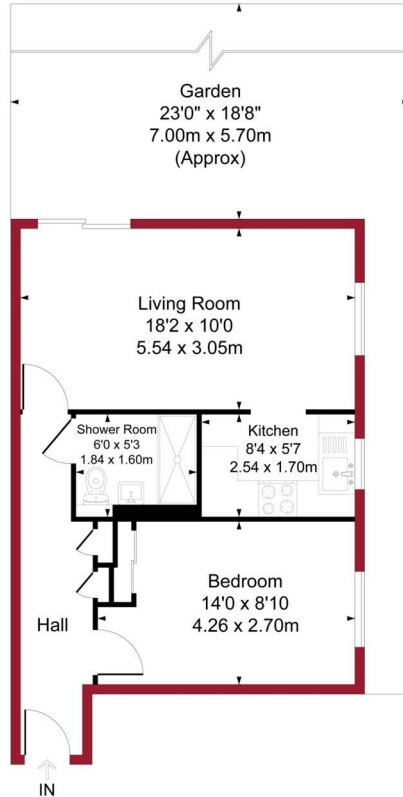
Ideally positioned within easy reach of Clapton Station, offering direct links to Liverpool Street and the City, the property is perfectly suited to commuters. Upper Clapton Road is moments away, providing a wide selection of local shops, cafés, restaurants and everyday amenities, while the vibrant offerings of Chatsworth Road and Lower Clapton are also within easy reach. Nature lovers and outdoor enthusiasts will appreciate the property's proximity to the River Lea, the scenic Lea Valley waterways and the expansive Millfields Park, which offers open green spaces, sports facilities and picturesque riverside walks. With excellent transport connections, an abundance of local amenities and a fantastic balance of urban convenience and outdoor lifestyle, this property presents an outstanding opportunity to secure a home in one of Hackney's most desirable and well-connected neighbourhoods.





Riverside Close, London, E5

Approximate Gross Internal Area = 464 sq ft / 43.0 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

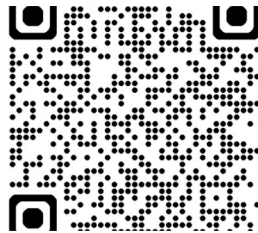
The area is served well through a network of local bus routes and train services. (Hackney Downs Main Line Station into Liverpool Street and Homerton & Hackney Central Stations on the North London Line

### 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)



House

Leasehold

**Council:** Hackney

**Council Tax Band:** C

**Lease Remaining:**953 years

**Service Charge:** £2,220pa

**Ground Rent:** £9.00pa

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 (ph1)                                    | C |                         |           |
| 55 (ph1)                                    | D | 66                      | 77        |
| 39 (ph1)                                    | E |                         |           |
| 21 (ph1)                                    | F |                         |           |
| 1 (ph1)                                     | G |                         |           |
| Not energy efficient - higher running costs |   |                         |           |
| England & Wales                             |   | EU Directive 2002/91/EC |           |