



Castles

ASKING PRICE

£950,000 Freehold
Alcester Crescent

London, E5 9PX

Castles

PROPERTY SUMMARY

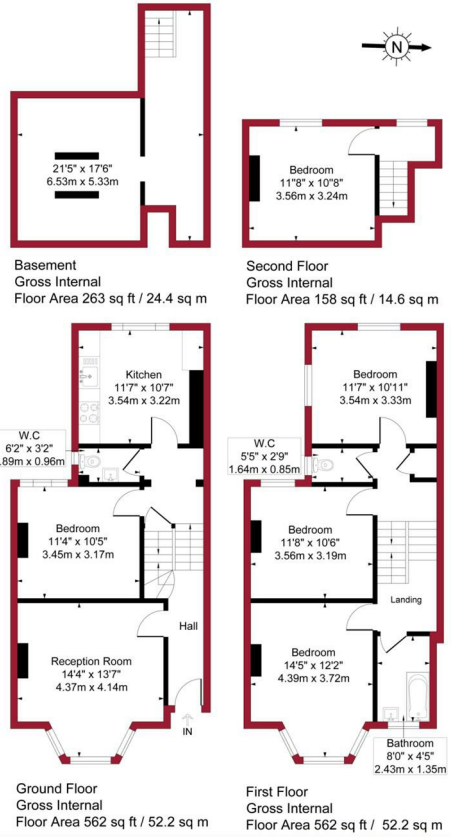
Castles Hackney are delighted to present this imposing four-bedroom mid-terraced family home, extending to over 1,500 sq ft and offered to the market chain free. Boasting generous proportions throughout, the property comprises four substantial double bedrooms, two versatile reception rooms, a full family bathroom and a separate ground floor W.C. The kitchen provides direct access to a well-proportioned private rear garden, offering excellent outdoor space for families and entertaining alike. While the property would benefit from modernisation, it presents a fantastic opportunity for buyers to create a home tailored to their own tastes and requirements. Furthermore, there is potential to extend, subject to the necessary planning consents, making this an exciting prospect for growing families and those seeking to add value.

Ideally situated on the sought-after Alcester Crescent, the property enjoys excellent connectivity and an abundance of local amenities. Clapton Station is just moments away, providing direct services into Liverpool Street and the City, while numerous bus routes offer convenient access across London. A range of supermarkets, independent shops, cafés and everyday amenities are all within easy walking distance, ensuring exceptional convenience for residents. The area is also renowned for its green open spaces, with Millfields Park and the picturesque River Lea nearby, offering scenic walking and cycling routes, sports facilities and recreational opportunities. Families will appreciate the selection of highly regarded local schools within close proximity, while the combination of outstanding transport links, excellent amenities and attractive outdoor spaces makes this a highly desirable location for both established and growing families.





Alcester Crescent, London, E5 Approximate Gross Internal Area = 1545 sq ft / 143.4 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

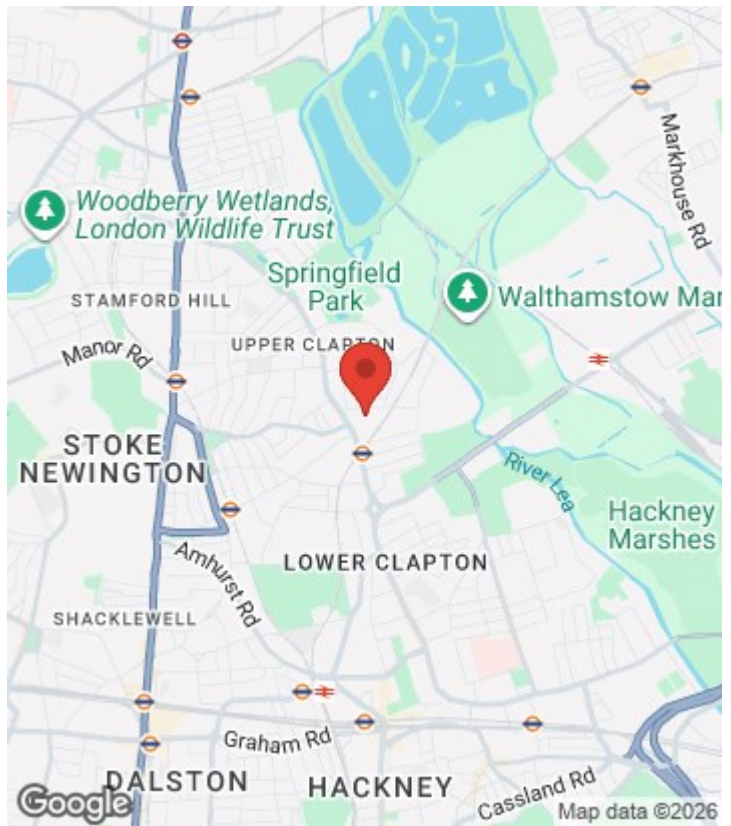
The area is served well through a network of local bus routes and train services. (Hackney Downs Main Line Station into Liverpool Street and Homerton & Hackney Central Stations on the North London Line

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

Freehold

Council: Hackney

Council Tax Band: E

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



<p>OFFICE ADDRESS 44 Lower Clapton Road Hackney London E5 0RN</p>	<p>OFFICE DETAILS 020 8985 0106 hackney@castles.london https://www.castles.london/</p>	<table border="1"> <thead> <tr> <th colspan="2">Energy Efficiency Rating</th> <th>Current</th> <th>Potential</th> </tr> </thead> <tbody> <tr> <td colspan="4">Very energy efficient - lower running costs</td> </tr> <tr> <td>(92-101) A</td> <td></td> <td></td> <td></td> </tr> <tr> <td>(81-91) B</td> <td></td> <td></td> <td></td> </tr> <tr> <td>(69-80) C</td> <td></td> <td></td> <td></td> </tr> <tr> <td>(55-68) D</td> <td></td> <td>62</td> <td>80</td> </tr> <tr> <td>(39-54) E</td> <td></td> <td></td> <td></td> </tr> <tr> <td>(21-38) F</td> <td></td> <td></td> <td></td> </tr> <tr> <td>(1-20) G</td> <td></td> <td></td> <td></td> </tr> <tr> <td colspan="4">Not energy efficient - higher running costs</td> </tr> <tr> <td colspan="2">England & Wales</td> <td colspan="2">EU Directive 2002/91/EC</td> </tr> </tbody> </table>	Energy Efficiency Rating		Current	Potential	Very energy efficient - lower running costs				(92-101) A				(81-91) B				(69-80) C				(55-68) D		62	80	(39-54) E				(21-38) F				(1-20) G				Not energy efficient - higher running costs				England & Wales		EU Directive 2002/91/EC	
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