



ASKING PRICE

£475,000 Leasehold
Chelmer Road

London, E9 6AY



PROPERTY SUMMARY

Castle are pleased to offer this two-bedroom flat, extending to approximately 557 sq. ft, situated on the first floor of an attractive period Victorian conversion in the heart of Hackney. The property presents an excellent opportunity for investors seeking a buy-to-let property in a popular East London location.

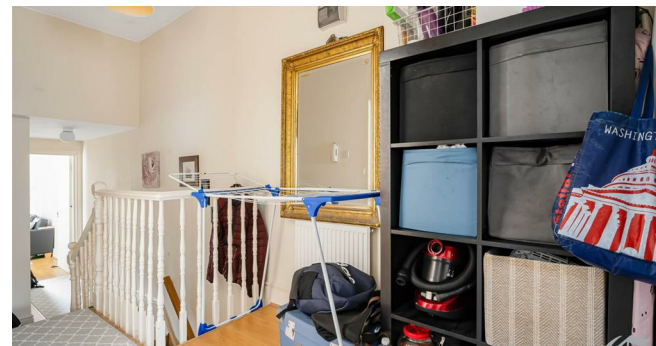
The accommodation comprises a reception room, a separate fitted kitchen, two bedrooms and a family bathroom. Arranged across approximately 557 sq. ft, the flat offers a practical layout, with separate living and kitchen areas and two bedrooms, making it an appealing option for tenants seeking comfortable accommodation in a convenient location.

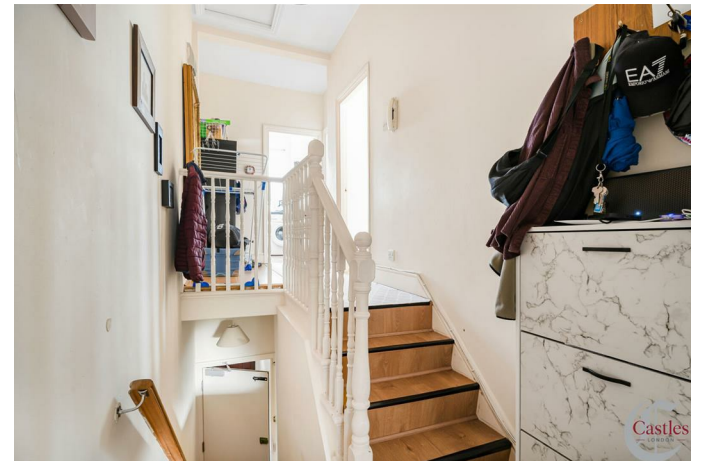
Situated within a traditional Victorian conversion, the property benefits from the character and appeal associated with period buildings. Its first-floor position and two-bedroom layout make it a potentially attractive investment for buyers looking to add to their rental portfolio.

The flat is conveniently located close to Homerton Overground station, providing transport links to other parts of London and making it ideal for commuters. The surrounding area offers a vibrant selection of local amenities, with Chatsworth Road nearby, known for its independent shops, cafés, bars and restaurants. Residents can enjoy a lively neighbourhood atmosphere, with a variety of everyday conveniences and leisure options within easy reach.

Hackney remains a popular East London neighbourhood, offering a distinctive blend of local character, independent businesses and excellent connections to the wider city. The combination of a two-bedroom layout, separate reception room and fitted kitchen, together with its proximity to transport links and local amenities, makes this property worthy of consideration by investors.

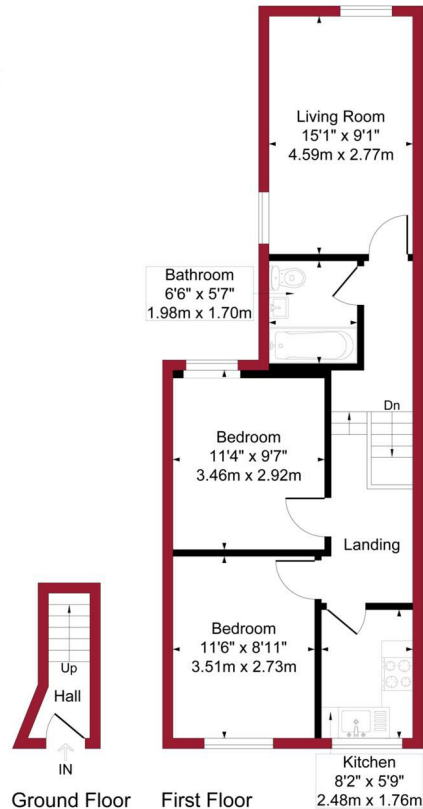
The property is currently tenanted, offering a potential opportunity for buyers seeking an investment property with an existing tenancy in place. Please Ask for more details on the Tenancy.





Chelmer Road, London, E9

Approximate Gross Internal Area = 557 sq ft / 51.7 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

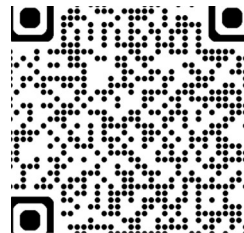
The area is served well through a network of local bus routes and train services. (Hackney Downs Main Line Station into Liverpool Street and Homerton & Hackney Central Stations on the North London Line

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).



Flat

Leasehold

Council: Hackney

Council Tax Band: B

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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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			
A	(12-14)		
B	(11-12)		
C	(9-10)		
D	(8-9)		
E	(7-8)		
F	(6-7)		
G	(5-6)		
Not energy efficient - higher running costs			
England & Wales			
EU Directive 2002/91/EC			