



Castles

ASKING PRICE

**£475,000 Leasehold**  
**Yatesbury Court, Studley Close**  
E5 0TZ

Castles



## PROPERTY SUMMARY

Nestled on the peaceful and picturesque Studley Close in E5, this charming split-level three-bedroom apartment offers a rare opportunity for families, first-time buyers, or anyone seeking a tranquil yet well-connected home in Hackney. Spanning 799 sq. ft., the apartment is thoughtfully arranged across upper levels, combining comfort, practicality, and modern living.

The property opens into a bright and spacious kitchen diner, creating a welcoming hub for family meals, entertaining, or everyday living. Large windows fill the space with natural light, enhancing the warm and inviting atmosphere. The split-level design separates the main living area from the private quarters, with three generously sized bedrooms on the upper floor, offering flexibility for home offices, guest rooms, or children's bedrooms. A modern bathroom complements this level, combining style and convenience.

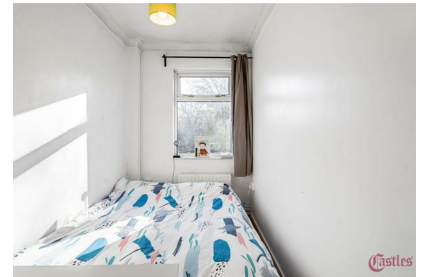
Two private balconies add a valuable outdoor element, perfect for morning coffee, relaxing, or enjoying fresh air. The apartment is also close to green open spaces, ideal for walking, jogging, or recreational activities, giving residents the perfect balance of city living and nature.

Excellent transport links are just moments away, with Homerton Overground station and nearby bus routes providing easy access across Hackney, Stratford, and beyond. Local shops, cafés, and reputable schools are all within easy reach, making day-to-day life simple and convenient.

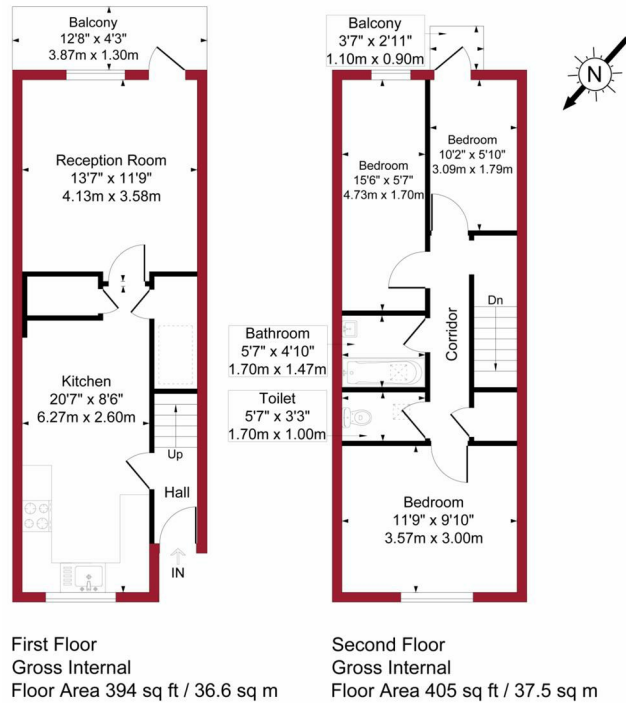
Being sold on a chain-free basis, this bright and versatile split-level apartment presents a fantastic opportunity to secure a stylish, well-connected home in one of Hackney's most desirable locations. Early viewing is highly recommended.











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:** B

**Lease Remaining:** 92 years

**Service Charge:** £1,920.00

**Ground Rent:** £10.00 pa

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  
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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 (92-100)			
B (81-91)			
C (69-80)			
D (55-68)			
E (39-54)			
F (21-38)			
G (1-20)			
Not energy efficient - higher running costs			
76		76	
England & Wales		EU Directive 2002/91/EC	