

ASKING PRICE

£400,000 Leasehold
Buxhall Crescent

London, E9 5JZ



PROPERTY SUMMARY

Castles are delighted to offer this bright and spacious two-bedroom, second-floor apartment, extending to approximately 681 sq ft, ideally situated in the heart of the ever-popular Hackney Wick.

Filled with natural light throughout, the property offers well-proportioned accommodation comprising a generous reception room with attractive wood flooring, a fitted kitchen with ample storage, two good-sized bedrooms, and a modern family bathroom. The apartment provides a comfortable and practical layout, making it an ideal home for first-time buyers, professionals, or buy-to-let investors alike.

Perfectly positioned, the property is just a short walk from Hackney Wick Overground Station, providing excellent transport links into Stratford, Highbury & Islington, and connections to the Underground, Elizabeth line, DLR and National Rail services. Numerous bus routes also serve the area, offering convenient access across East London and the City.

Hackney Wick has become one of East London's most sought-after neighbourhoods, renowned for its vibrant Canalside setting, independent cafés, restaurants, bars, and creative spaces. Residents can enjoy an excellent selection of local shops and everyday amenities, while the nearby Westfield Stratford City shopping centre offers an extensive range of retail, dining, and leisure facilities.

The beautiful Victoria Park, one of London's finest green spaces, is just a short stroll away, offering acres of open parkland, scenic walking and cycling routes, lakes, sports facilities, cafés, and regular community events. The Queen Elizabeth Olympic Park is also within easy reach, providing world-class sporting venues, landscaped gardens, and additional leisure attractions.

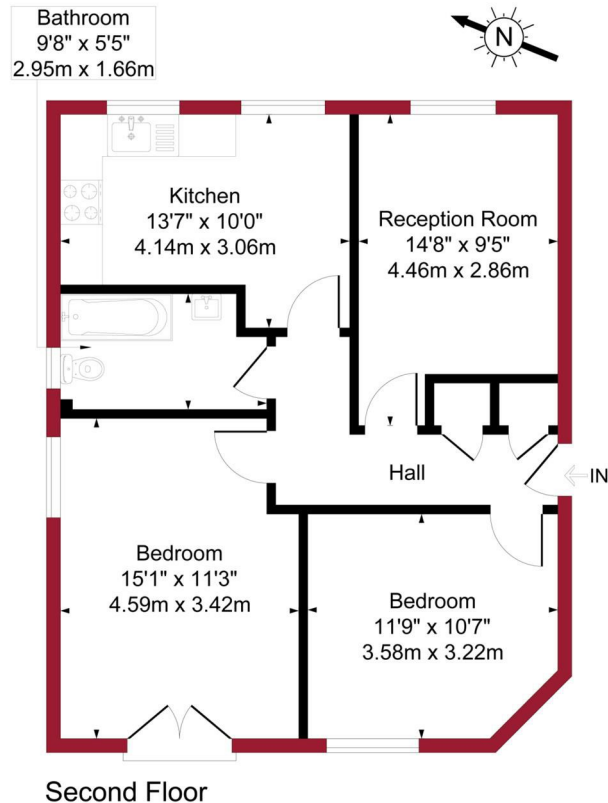
Combining spacious accommodation with an outstanding location and excellent transport connections, this superb apartment presents a fantastic opportunity to enjoy everything Hackney Wick has to offer.





Buxhall Crescent, London, E9

Approximate Gross Internal Area = 681 sq ft / 63.2 sq m



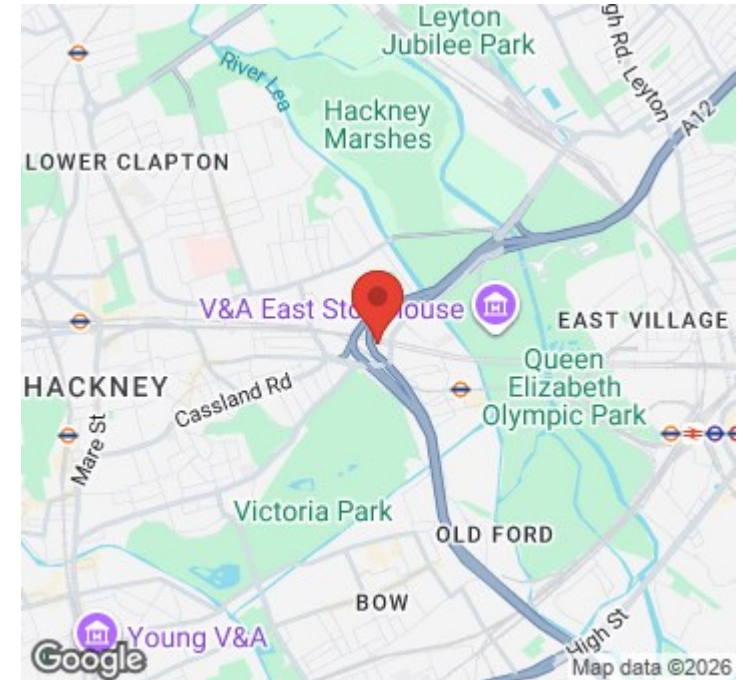
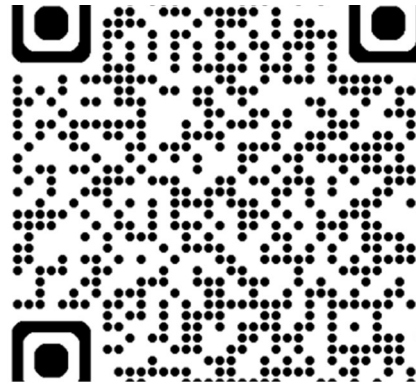
Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes 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 Bowmaker Road (one way) and



Flat

Leasehold

Council: Hackney

Council Tax Band: C

Lease Remaining: 97 Years

Service Charge: £1,800 Per Annum

Ground Rent: £150.00 Per Annum

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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E5 0RN

OFFICE DETAILS

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hackney@castles.london
<https://www.castles.london/>

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		79	80
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	