



ASKING PRICE

**£700,000 Share of Freehold**  
**Atherden Road**

London, E5 0QP

## PROPERTY SUMMARY

Arranged over split levels and measuring approximately 979 sq ft, this modern and dynamic home offers a bright open-plan kitchen and living area perfect for both relaxing and entertaining. The space is beautifully finished with sleek fittings and ample room for dining, while large windows allow an abundance of natural light to flood through, accentuating the sense of openness and highlighting the refined finishes.

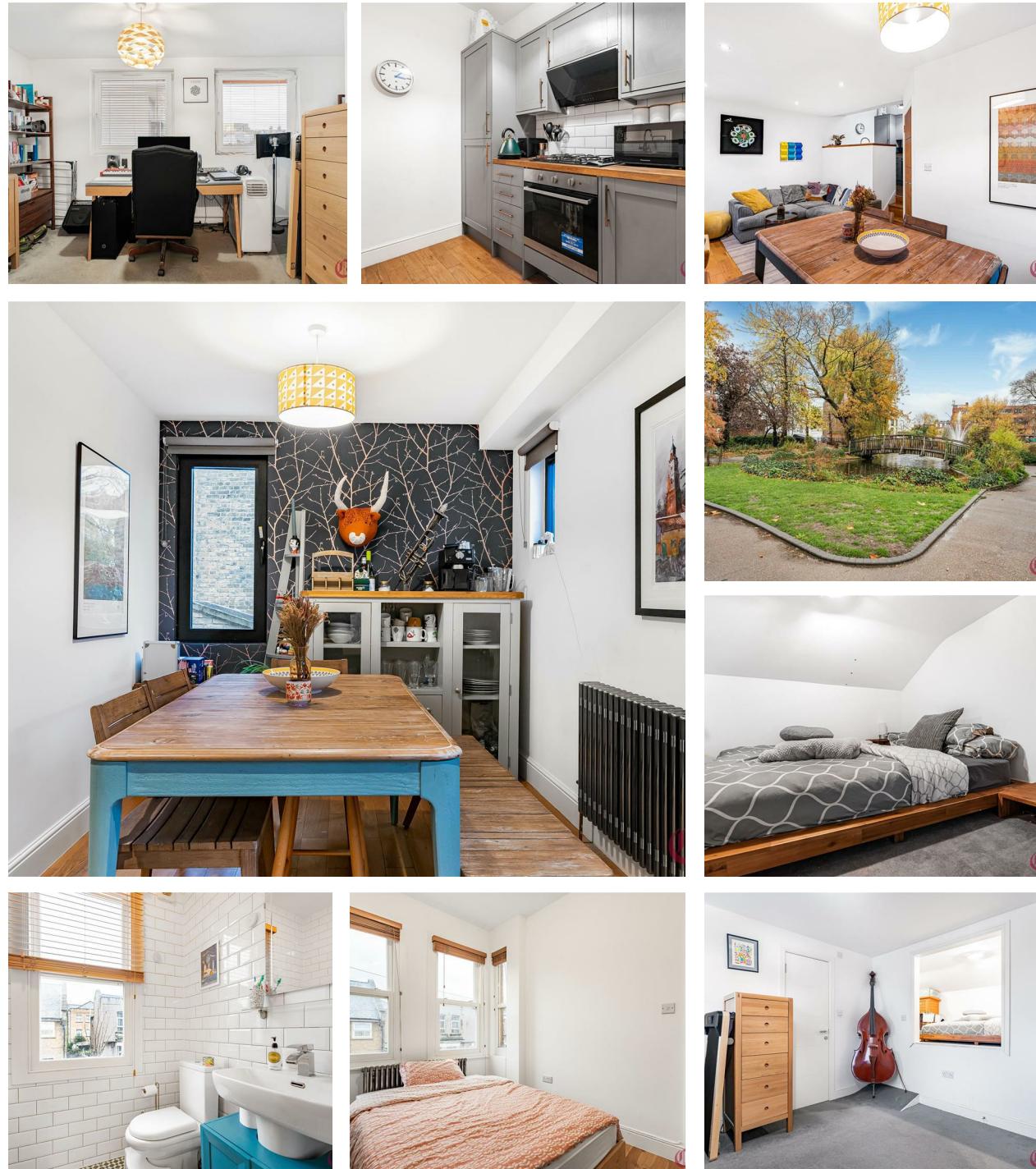
There are three well-proportioned bedrooms, including a stunning principal suite complete with excellent storage and a luxurious en-suite shower room, alongside a contemporary family bathroom. Period charm is retained throughout, with high ceilings, sash windows, and elegant detailing tastefully complemented by stylish modern touches.

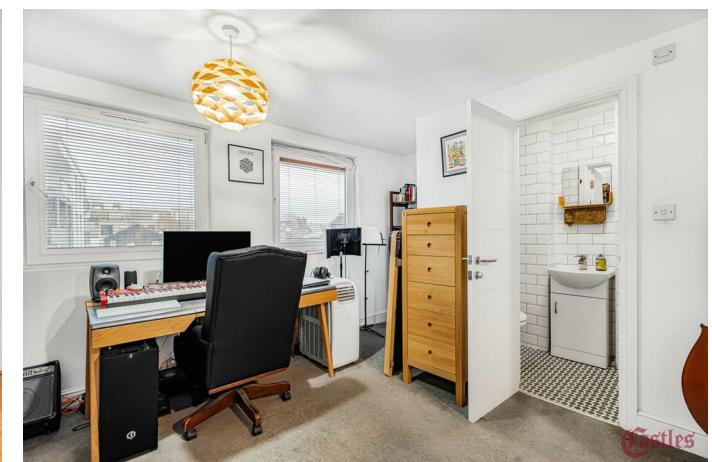
Perfectly positioned in the heart of Lower Clapton (E5), the property enjoys all the vibrancy and convenience of East London living. Lower Clapton Road is moments away, offering a fantastic array of cafés, restaurants, artisan bakeries, and independent shops, with local favourites including Sodo Pizza, Café Route, and Clapton Craft.

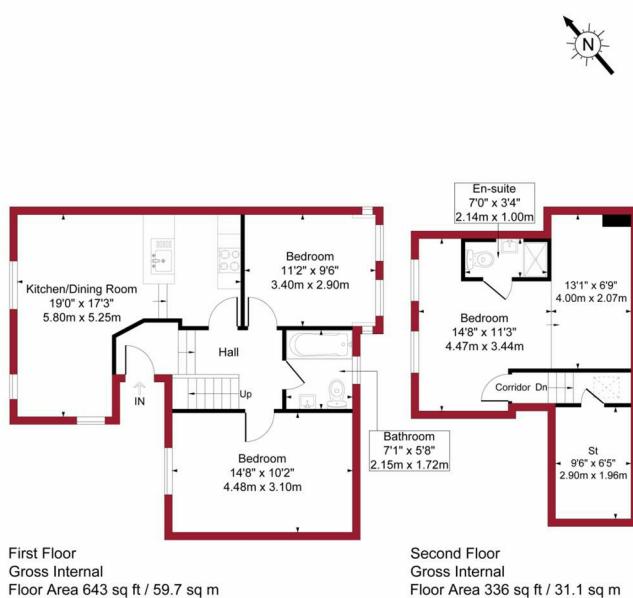
Beautiful green spaces such as Millfields Park, Hackney Downs, and the River Lea towpath are all nearby — ideal for walks, cycling, or weekend relaxation. The lively Chatsworth Road Market is also within easy reach, adding to the area's creative, community-driven atmosphere.

Excellent transport links make commuting simple, with Clapton Overground Station just a short walk away providing direct connections to Liverpool Street, the City, and the West End. A range of bus routes also serve the area, offering quick access to Hackney Central, Dalston, and Stoke Newington.

Lower Clapton continues to grow in popularity, offering an enticing mix of period architecture, green spaces, and a friendly neighbourhood feel all within easy reach of central London.







PINK PLAN

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 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.

**Castles**

## Transport

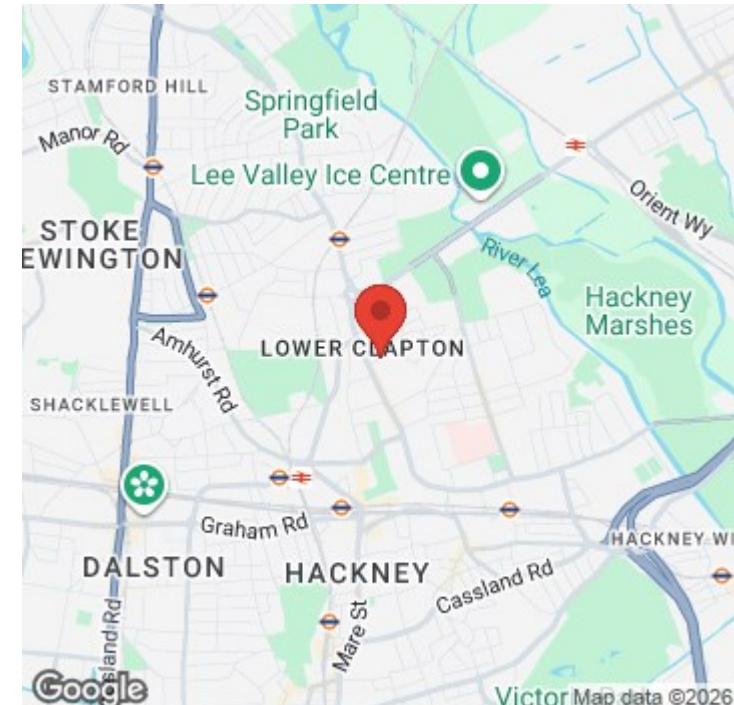
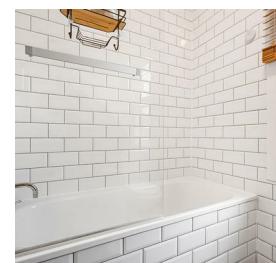
The area is served well through a network of local bus routes and train services. (Hackney Downs Main Line Station into Liverpool Street and Homerton & Hackney Central Stations on the North London Line

## 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 - Share of Freehold

**Council:** Hackney

**Council Tax Band:** C

**Lease Remaining:** 992 years

**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

**Castles**

## OFFICE ADDRESS

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## OFFICE DETAILS

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