

Castles



ASKING PRICE

£400,000 Leasehold
Mackintosh Lane

London, E9 6AB

Castles

PROPERTY SUMMARY

This spacious one-bedroom apartment extends to approximately 620 sq ft, offering more living space than many comparable flats in the area. Situated on the top floor of a well-maintained modern development with lift access, the property offers a quiet environment and a sense of privacy.

The standout feature is the impressive 25ft open-plan reception and kitchen area, providing a bright and versatile living space ideal for both relaxing and entertaining. The contemporary kitchen is well-appointed with ample storage and worktop space, while large windows offer excellent natural light and enhance the sense of openness throughout.

The generous double bedroom offers comfortable proportions and enjoys views towards the Grade II listed Church of St Barnabas. A modern bathroom completes the accommodation. Additional benefits include secure bicycle storage and access to a communal garden.

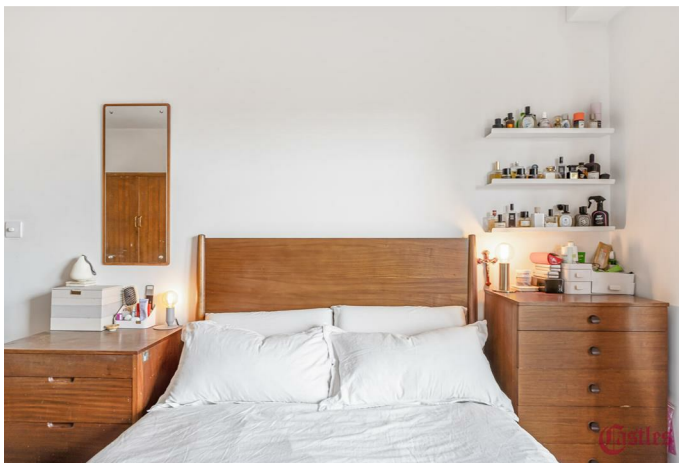
Perfectly positioned, the property is just moments from Homerton Station, offering convenient connections to the City, Canary Wharf, Stratford and the West End, with Victoria Park and the independent shops and restaurants of vibrant Chatsworth Road also close by.

With its generous living space, modern amenities, and prime location, this superb apartment presents a fantastic opportunity to secure a home in one of East London's most sought-after neighbourhoods.

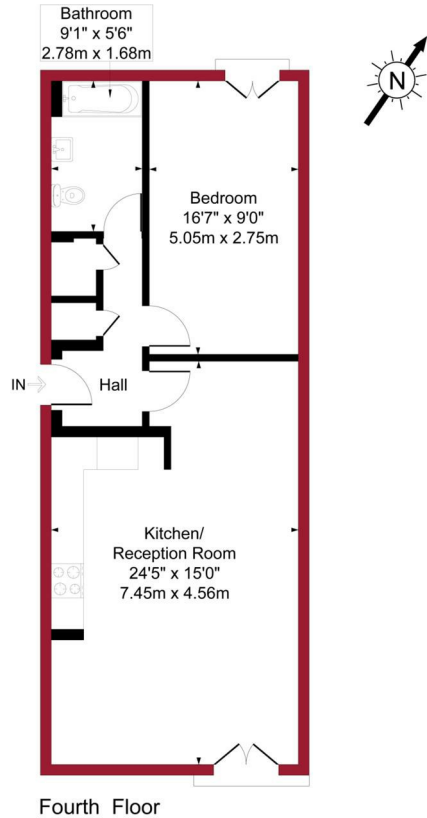
This is an ideal purchase for first-time buyers or professionals seeking a larger-than-average one-bedroom home in a highly desirable part of Hackney.

Early viewing is highly recommended.





Mackintosh Lane, London, E9 Approximate Gross Internal Area = 620 sq ft / 57.5 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

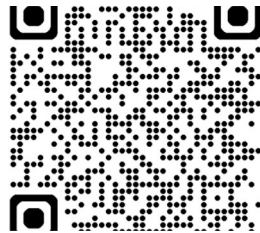
The area is served well through a network of local bus routes and train services. (Hackney Downs Main Line Station into Liverpool Street and Homerton & Hackney Central Stations on the North London Line

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: C

Lease Remaining: 105 years

Service Charge: £233.95 pcm

Ground Rent: tbc

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
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			
102 (ph1)	A		
81 (ph1)	B		
69 (ph1)	C		
55 (ph1)	D		
39 (ph1)	E		
21 (ph1)	F		
1 (ph1)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	