

# Castles



ASKING PRICE

£550,000 Leasehold

Cresset Road

London, E9 6FS

# Castles

## PROPERTY SUMMARY

This beautifully presented eighth-floor, two-bedroom apartment offers far-reaching views across London and is being offered on a chain-free basis. Set within a purpose-built development converted from Hackney's former ceramic factory, it is perfectly positioned adjacent to the vibrant Well Street.

The apartment extends to approximately 635 sq ft of well-proportioned living space and comprises a modern open-plan kitchen, dining and reception room filled with an abundance of light, two generous double bedrooms with built-in storage, a contemporary bathroom, and a private balcony, ideal for taking in the cityscape.

The location offers an exceptional lifestyle, with Well Street, Chatsworth Road, Broadway Market and Victoria Park Village all close by. Residents benefit from independent cafés, bars, restaurants, specialist food shops, lively markets, and a range of pubs, including London's first fully vegan pub, The Spread Eagle. Beautiful green spaces such as Well Street Common, Victoria Park and London Fields are all within easy walking distance, providing the perfect balance of city living and outdoor leisure.

Transport links are excellent. Homerton Station is nearby, with Hackney Central and Hackney Downs also within walking distance, offering Overground connections to Stratford, Highbury & Islington and direct trains into Liverpool Street. A comprehensive network of local bus routes provides frequent and convenient services across East and Central London.

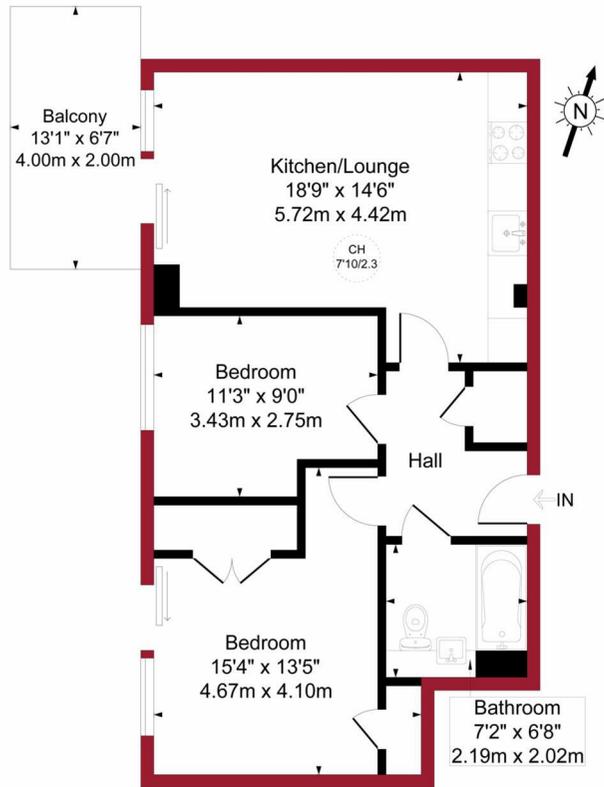
This apartment combines contemporary living, a prime Hackney location, and an abundance of natural light, making it a rare opportunity for buyers seeking both comfort and lifestyle.





Cresset Road, London, E9

Approximate Gross Internal Area = 632 sq ft / 58.7 sq m



Eighth Floor

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, 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.

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## Transport

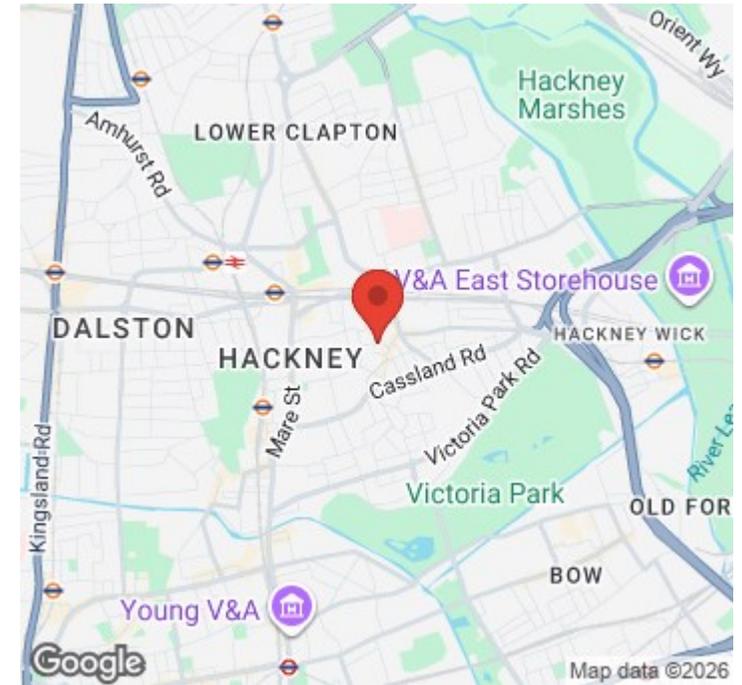
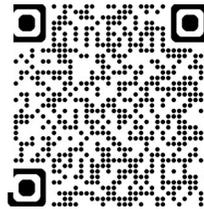
The area is served well through a network of local bus routes and train services. (Hackney Downs Main Line Station into Liverpool Street and Homerton & Hackney Central Stations on the North London Line)

## 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).



Apartment

Leasehold

**Council: HACKNEY**

**Council Tax Band: D**

**Lease Remaining: 138 YEARS**

**Service Charge: £3789.22**

**Ground Rent: £350.00 PER YEAR**

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

44 Lower Clapton Road  
Hackney  
London  
E9 0RN

## OFFICE DETAILS

020 8985 0106  
hackney@castles.london  
<https://www.castles.london/>

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B		84	84
(69-80) C			
(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	