



ASKING PRICE

£525,000 Leasehold
183c Homerton High Street
London, E9 6BB



PROPERTY SUMMARY

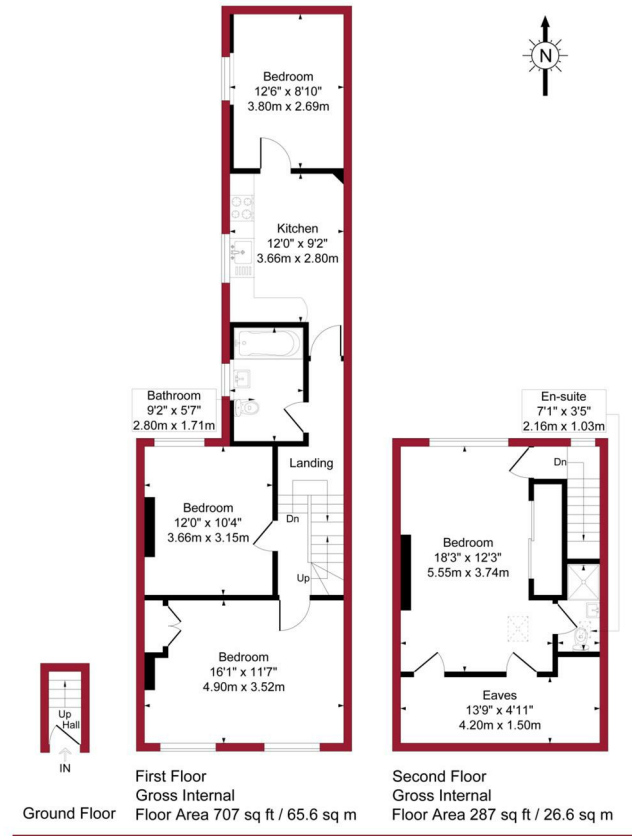
Castles Hackney present this substantial three-bedroom split-level period conversion, extending to approximately 994 sq. ft., occupying the first and second floors of this attractive property on Homerton High Street. Offering generous proportions throughout, the accommodation comprises two large double bedrooms, a family bathroom, a spacious reception room and a separate kitchen on the first floor. The second floor features a further large double bedroom with an en-suite shower room, together with useful eaves storage. Presented in comfortable, liveable condition, the property offers excellent scope for a purchaser to modernise and personalise, making it an ideal long-term home or investment opportunity.

Ideally positioned in the heart of Homerton, the property enjoys immediate access to an excellent range of local amenities, including independent cafés, takeaways, local pubs, Homerton Library and everyday convenience stores. For those who enjoy outdoor space, Mabley Green and the expansive Hackney Marshes are both within easy walking distance, offering acres of open green space and recreational facilities. The area is exceptionally well connected, with numerous bus routes serving a variety of destinations across London, while Homerton Overground Station is just a short walk away, providing swift links to Stratford, Highbury & Islington and beyond. Combining generous accommodation with an outstanding location, this is a fantastic opportunity in one of East London's most well-connected neighbourhoods.





Homerton High Street, London, E9 Approximate Gross Internal Area = 994 sq ft / 92.2 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.



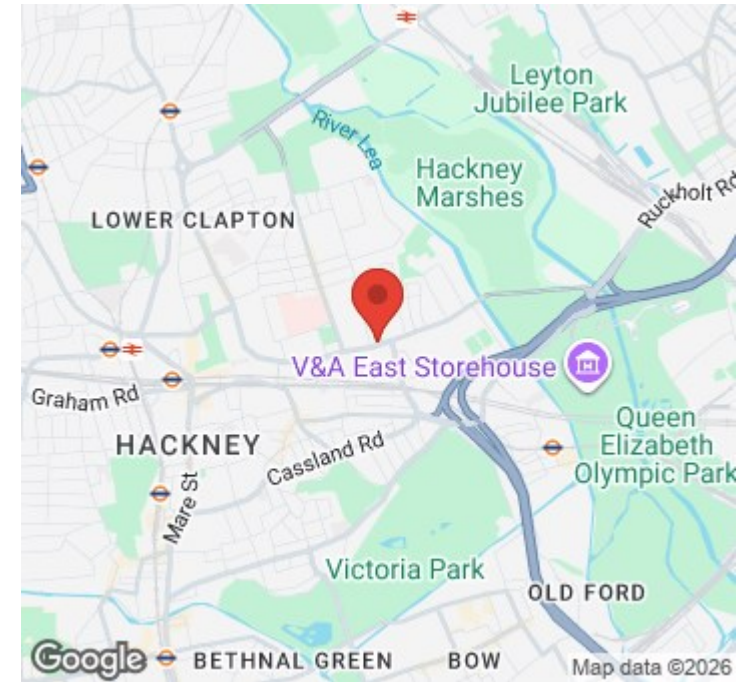
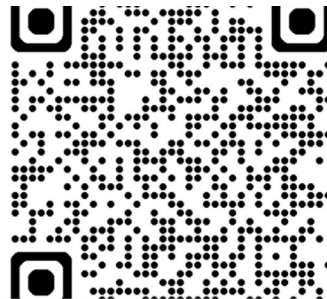
Transport:

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 Powerscroft Road(one-way) and right again into Median Road).



Flat - First Floor

Leasehold

Council: Hackney

Council Tax Band: C

Lease Remaining: 99 Years

Service Charge: Ask Agent

Ground Rent: £600.00 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

44 Lower Clapton Road
Hackney
London
E5 0RN

OFFICE DETAILS

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

