

A bright, modern living room with a wooden TV unit, a large window, and a patterned rug. The room features a wooden TV unit with a large screen, a dining table with chairs, a sofa, and a coffee table. A large window provides natural light and a view of the outside. The room is decorated with plants, a patterned rug, and various home decor items.

Castles

ASKING PRICE

£670,000 Freehold
Burnett Close

London, E9 6ET

Castles

PROPERTY SUMMARY

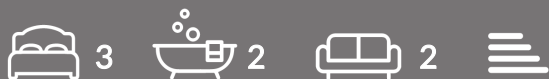
Nestled in the tranquil Burnett Close, this charming townhouse presents a rare opportunity for those seeking a versatile home in the heart of Hackney. Spanning approximately 1,065 square feet and arranged over three floors, this property boasts a well-thought-out layout that caters to a variety of lifestyles. Upon entering, you are greeted by a welcoming reception hall that offers ample storage space. The ground floor features a modern eat-in kitchen and reception room, which provides direct access to a delightful south-facing garden, perfect for enjoying sunny afternoons. Additionally, there is a convenient guest shower room and a separate utility room, enhancing the practicality of the home.

The first and second floors comprise three generous bedrooms, with the option to utilise one as a fourth bedroom or a study, alongside a family bathroom. This flexibility makes the property ideal for families or professionals seeking extra space. The location is truly exceptional, just moments away from the vibrant atmosphere of Chatsworth Road, renowned for its independent cafés, restaurants, and lively weekend market. For those who enjoy outdoor activities, Hackney Marshes, Millfield's Park, and the river Lea are nearby, offering picturesque settings for walking and cycling. The area is also well-served by excellent schools, ensuring a strong educational foundation for families.

Transport links are superb, with Homerton and Hackney Central Overground stations within easy reach, providing quick access to the City and West End. A variety of bus routes further enhance connectivity across East London.

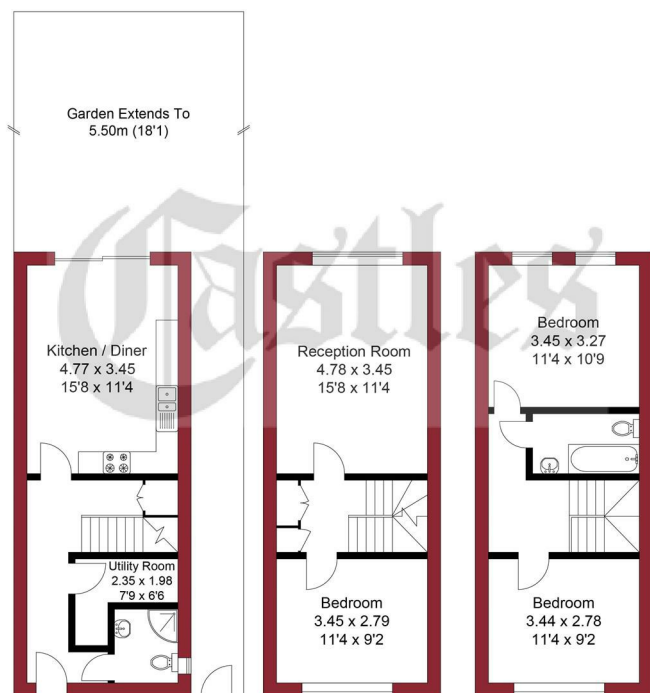
Offered with no onward chain, this townhouse is an ideal choice for anyone looking to embrace the unique lifestyle that Hackney has to offer. Don't miss the chance to make this delightful property your new home.

THE HOUSE IS CURRENTLY RENTED OUT TO LONG TERM TENANTS WHICH MAKES IT AN IDEAL INVESTMENT OPPORTUNITY, PLEASE CALL FOR MORE DETAILS.





APPROXIMATE GROSS INTERNAL AREA
98.95 sqm / 1065.08 sqft



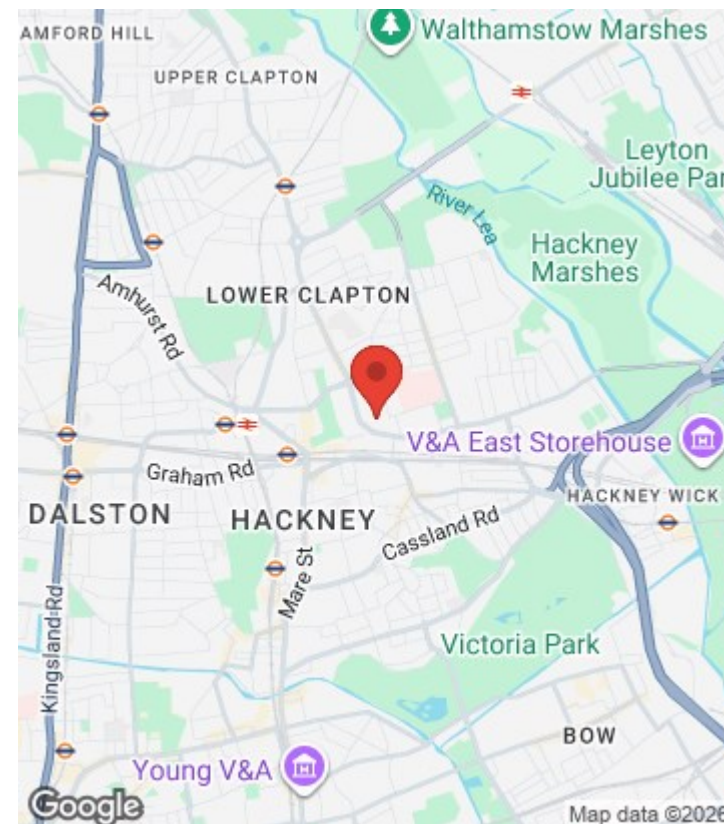
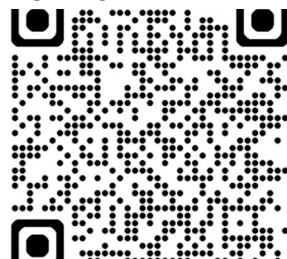
GROUND FLOOR FIRST FLOOR SECOND FLOOR

THIS PLAN IS FOR ILLUSTRATION ONLY AND MAY NOT BE
REPRESENTATIVE OF THE PROPERTY

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).



House

Freehold

Council: Hackney

Council Tax Band: C

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			
92 plus) A			
(81-91) B			
(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	