



£425,000 Leasehold
Harry Zeital Way
London, E5 9RN

PROPERTY SUMMARY

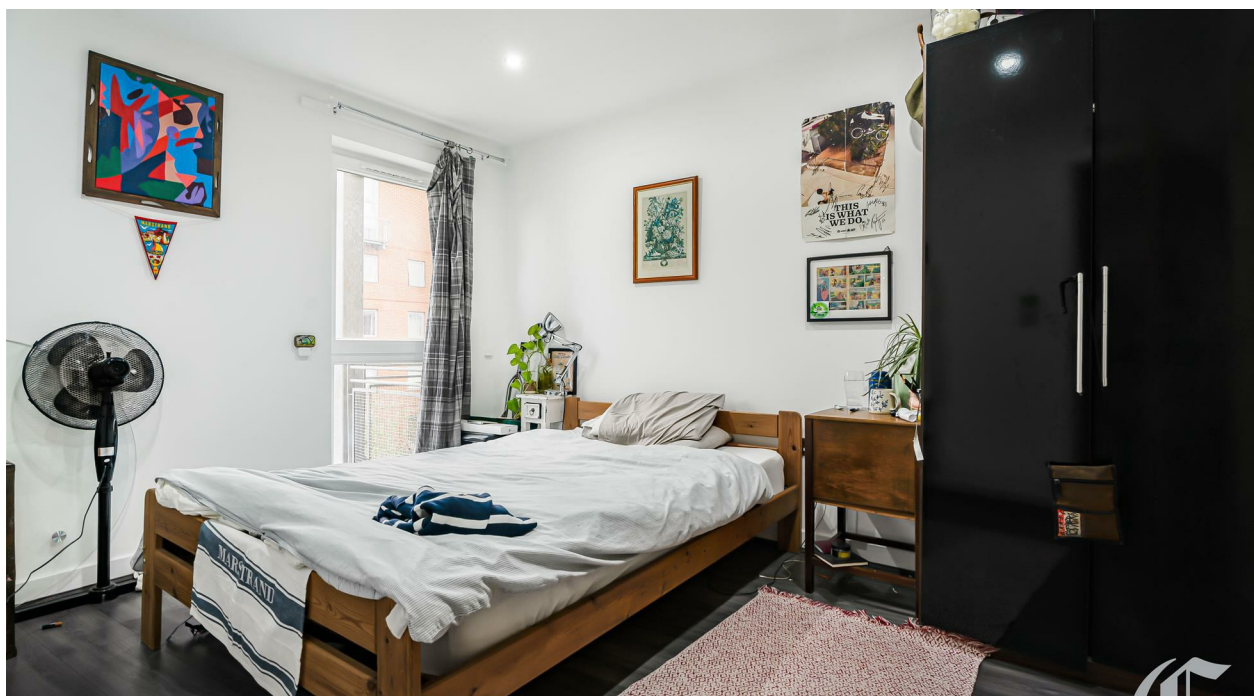
Stylish Two-Bedroom, Two-Bathroom Apartment with River Views.

Castles Hackney are delighted to present this rare opportunity to acquire a beautifully presented two-bedroom, two-bathroom apartment, situated on the second floor of a stylish modern development. Offering contemporary living accommodation, this impressive property benefits from a private balcony, and stunning views across the river Lea and beyond.

The spacious open-plan reception room and kitchen provide the perfect space for both relaxing and entertaining, enhanced by floor-to-ceiling double-glazed windows that flood the interior with natural light. The glazing also helps maintain a comfortable indoor temperature throughout the seasons.

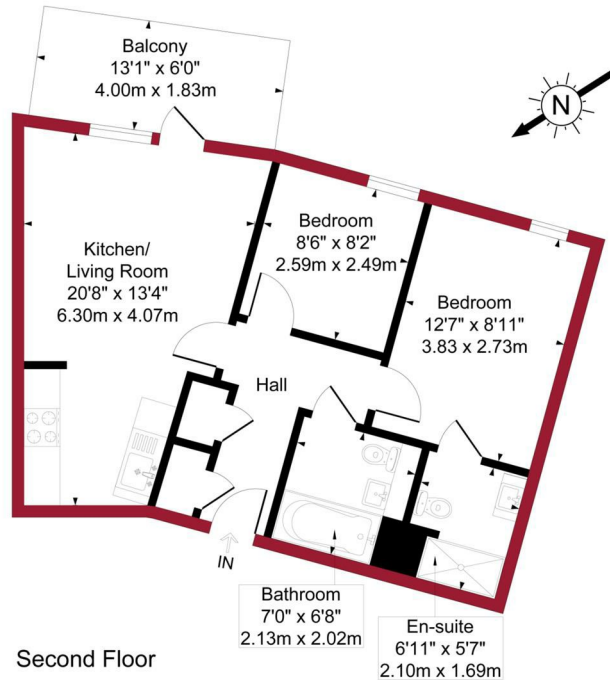
The principal bedroom benefits from its own en-suite bathroom, while a second bedroom and additional bathroom provide flexibility for guests, family members or those working from home. Ideally positioned for local amenities, the property is within easy walking distance of the popular shops, cafés and restaurants along Chatsworth Road and Upper Clapton Road. For commuters, Clapton Overground station offers convenient connections into the city, while Lea Bridge station provides links to Stratford and destinations across Hertfordshire and beyond. Combining modern living, excellent transport links and attractive riverside views, this apartment presents an excellent opportunity for first-time buyers, professionals and investors alike.

Early viewing is highly recommended to fully appreciate all that this fantastic property has to offer.





Limehouse Lodge, Harry Zeital Way, London, E5 Approximate Gross Internal Area = 577 sq ft / 53.6 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:

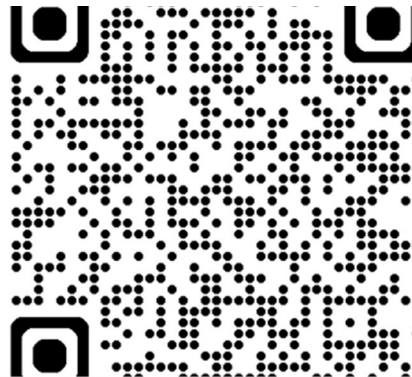
The area is served well through a network of local bus routes and train services. Hackney Downs Main Line Station into Liverpool Street and Homerton & Hackney Central Stations on the North London Line.

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.



Flat.

Leasehold.

Council: Hackney.

Council Tax Band: D.

Lease Remaining: 106 Years.

Service Charge: £4,493.00 Per Annum.

Ground Rent: Included In Service Charge.

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			
A	(67-77)		
B	(71-81)		
C	(81-93)		
D	(93-101)		
E	(101-109)		
F	(109-117)		
G	(117-125)		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			