



Castles

OFFERS IN THE REGION OF
£500,000
Kenninghall Road
London, E5 8BS

Castles



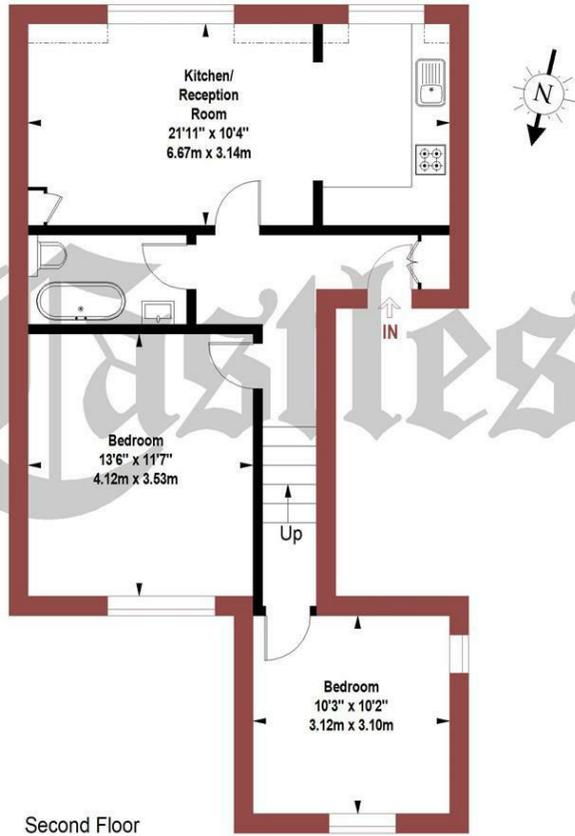
PROPERTY SUMMARY

Castles Hackney are proud to present this stunning two-bedroom split-level Share of Freehold flat in the heart of E5. Situated on the top floor of a charming double-fronted period conversion, this beautifully maintained property offers an abundance of natural light, with a south-facing living room that ensures brightness throughout the day. Boasting a modern décor and immaculate condition throughout, this chain-free home is perfectly positioned within walking distance of Clapton Station and Rectory Road Station, providing excellent transport links. Residents will also enjoy the vibrant local scene, with an array of cafés, restaurants, gym studios, and numerous bus routes offering easy access to the City and West End. Additionally, both Downs Park and the serene Clapton Pond are just moments away, adding to the area's appeal. A rare opportunity in an excellent location, early viewings are highly recommended.





Approx. Gross Internal Area = 59.36 sq m / 639 sq ft



The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

A guide to the area

AREA GUIDE TEXT



Flat

Share of Freehold

Council:

Council Tax Band: B

Lease Remaining: n/a

Service Charge: n/a

Ground Rent: n/a

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

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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			
102-91kWh/m ² (A)			
91-81kWh/m ² (B)			
81-69kWh/m ² (C)			
69-55kWh/m ² (D)			
55-54kWh/m ² (E)			
54-38kWh/m ² (F)			
38-19kWh/m ² (G)			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	