

Castles



ASKING PRICE

£550,000 Leasehold
Tresham Walk

London, E9 6EN

Castles

PROPERTY SUMMARY

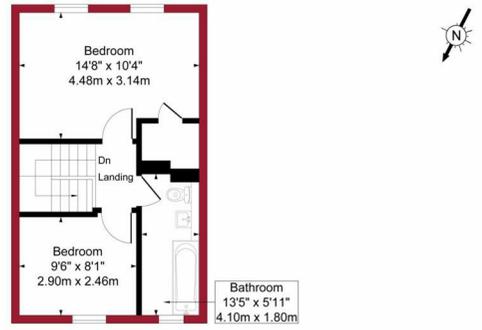
Castles presents this sizeable three-bedroom maisonette, spanning three floors and offering an exciting opportunity for buyers looking to create a home tailored to their own taste and style. The property comprises two well-proportioned double bedrooms alongside a slightly smaller third double bedroom, providing flexible accommodation ideal for families or those needing additional workspace. Benefitting from a private entrance, a large private front garden, and a first-floor balcony, the home offers excellent indoor and outdoor space. While the property is in need of modernisation, it is competitively priced to reflect this, presenting a fantastic opportunity to add value and personalise throughout. Offered to the market chain free, this is an ideal purchase for both homeowners and investors alike.

Ideally positioned in a sought-after part of Hackney, the property is just a short walk from Hackney Central Station, providing excellent transport links into the City and beyond. The vibrant amenities of Mare Street and Chatsworth Road are both within easy reach, offering a wide range of independent shops, cafes, and restaurants. The green open spaces of Millfields Park and Victoria Park are also nearby, perfect for leisure and outdoor activities. The area is well-served by excellent bus routes and a selection of highly regarded local schools, making it particularly appealing for families.

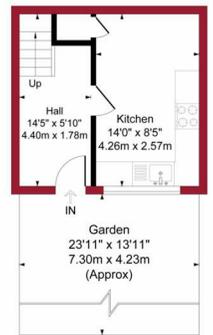




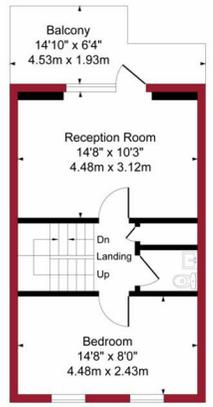
Tresham Walk, London, E9 Approximate Gross Internal Area = 927 sq ft / 86.0 sq m



Second Floor
Gross Internal
Floor Area 361 sq ft / 33.5 sq m



Ground Floor
Gross Internal
Floor Area 205 sq ft / 19.0 sq m



First Floor
Gross Internal
Floor Area 361 sq ft / 33.5 sq m

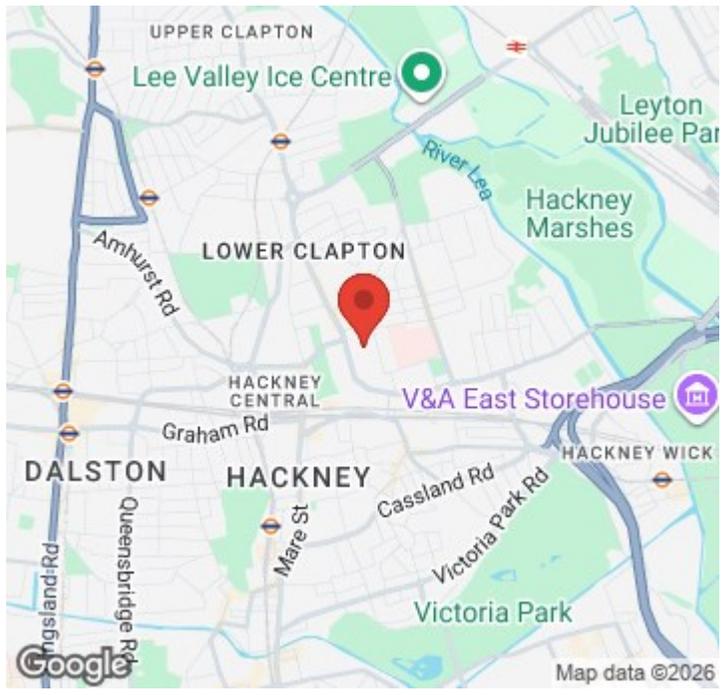
PINK PLAN
Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation 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).



House
Leasehold
Council: Hackney
Council Tax Band: C
Lease Remaining: 86 years
Service Charge: £1,617.09pa
Ground Rent: £9.00pa

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



<p>OFFICE ADDRESS 44 Lower Clapton Road Hackney London E5 0RN</p>	<p>OFFICE DETAILS 020 8985 0106 hackney@castles.london https://www.castles.london/</p>	<table border="1"> <thead> <tr> <th colspan="2">Energy Efficiency Rating</th> <th>Current</th> <th>Potential</th> </tr> </thead> <tbody> <tr> <td colspan="4">Very energy efficient - lower running costs</td> </tr> <tr> <td>(92-101) A</td> <td>(81-91) B</td> <td>(69-80) C</td> <td>(55-68) D</td> </tr> <tr> <td>(48-54) E</td> <td>(35-47) F</td> <td>(21-34) G</td> <td>(1-20) H</td> </tr> <tr> <td colspan="4">Not energy efficient - higher running costs</td> </tr> <tr> <td colspan="2"></td> <td>61</td> <td>78</td> </tr> <tr> <td colspan="2">England & Wales</td> <td colspan="2">EU Directive 2002/91/EC</td> </tr> </tbody> </table>	Energy Efficiency Rating		Current	Potential	Very energy efficient - lower running costs				(92-101) A	(81-91) B	(69-80) C	(55-68) D	(48-54) E	(35-47) F	(21-34) G	(1-20) H	Not energy efficient - higher running costs						61	78	England & Wales		EU Directive 2002/91/EC	
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