



Castles

ASKING PRICE

£500,000

Butfield House, Stevens Avenue

London, E9 6RS

Castles



## PROPERTY SUMMARY

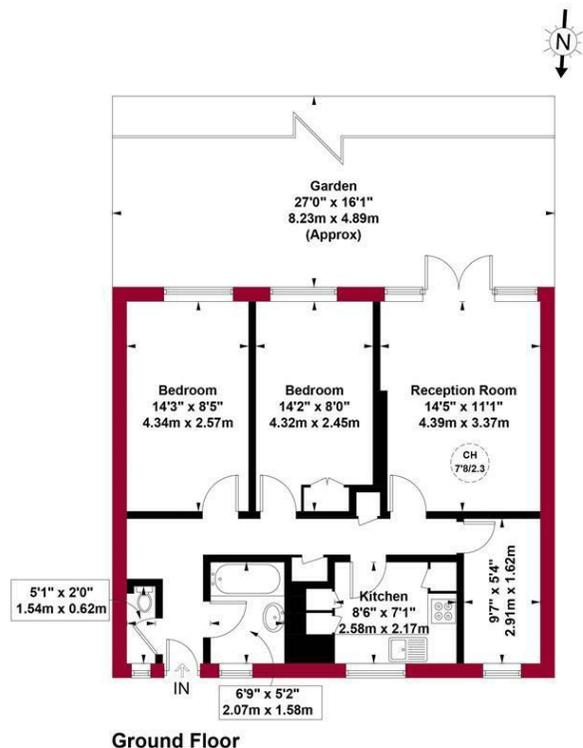
Castles Hackney are pleased to present this exceptionally well-proportioned three-bedroom ground floor flat set within the desirable E9 postcode. Accessed via its own private entrance, the property offers a rare blend of space, privacy, and quality. Internally, the home comprises three double bedrooms, a separate bespoke fully fitted kitchen sits opposite a generously sized reception room, which leads directly onto a substantial private south facing garden, perfect for entertaining, or simply enjoying your own outdoor retreat in the heart of Hackney. The flat has been maintained to an excellent standard throughout. Quietly positioned on the ground floor and tucked away on a cul-de-sac with minimal through traffic, this outstanding property is being offered to the market chain free.

The location is equally impressive. Just a short stroll from the vibrant hubs of Mare Street and Well Street, residents will find a rich mix of independent cafés, popular restaurants, bars, and local shops right on their doorstep. The green open spaces of Victoria Park and London Fields are also nearby, providing welcome respite from city life. For commuters, Hackney Central and Homerton Overground stations are both within easy walking distance, offering quick and convenient links across London, while numerous bus routes serve the area. The property also enjoys picturesque views over the beautifully maintained grounds of St Luke's Church, Homerton, enhancing the tranquil setting. With a wealth of amenities, excellent transport connections, and a thriving community atmosphere, this is an ideal home for those looking to enjoy the best of East London living.





**Butfield House, E9** Approximate Gross Internal Area = 702 sq ft / 65.2 sq m



This plan is for layout guidance only and is not drawn to scale unless stated. All dimensions, including windows, doors, and the Total Gross Internal Area (GIA), are approximate. For precise measurements, please consult a qualified architect or surveyor before making any decisions based on this plan.



## A guide to the area

### 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

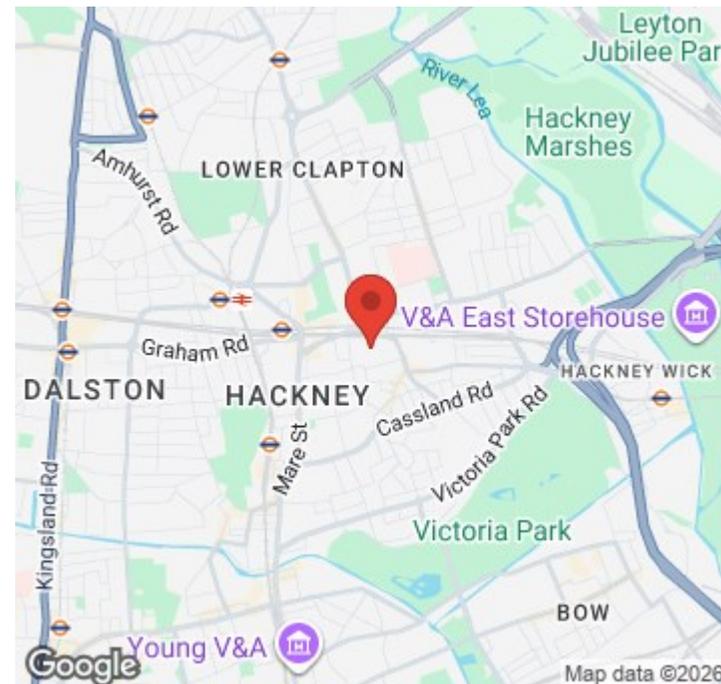
### Shopping And Leisure

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).

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	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	



Flat - Ground Floor

Leasehold

**Council:** Hackney

**Council Tax Band:** B

**Lease Remaining:** 87 years

**Service Charge:** £1,871.16 pa

**Ground Rent:** £9.00 pa

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  
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