



# Castles

ASKING PRICE

**£300,000 Leasehold**  
**Moreton Close**

London, E5 9EP

# Castles

## PROPERTY SUMMARY

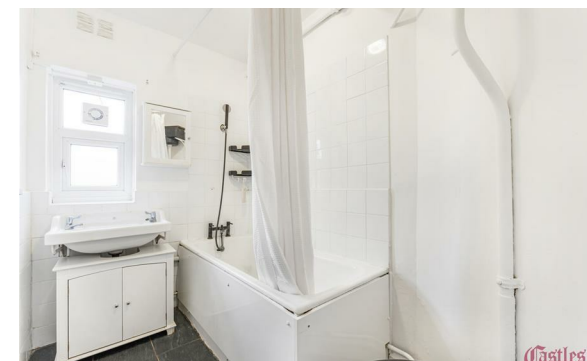
Beautifully positioned in the heart of E5, this bright top-floor one-bedroom flat offers the ideal blend of convenience, green space and community charm. Just moments from Clapton Overground Station, it provides excellent links into the City, while being a short walk from Springfield Park, the Lee Valley Regional Park and the peaceful River Lea towpaths perfect for weekend walks, cycling and outdoor leisure.

The neighbourhood is known for its lively mix of independent cafés, bakeries and local shops along Lower Clapton Road and Chatsworth Road, creating a warm, village-like feel. This combination of green space, great transport and a friendly community atmosphere makes the area especially popular with first-time buyers.

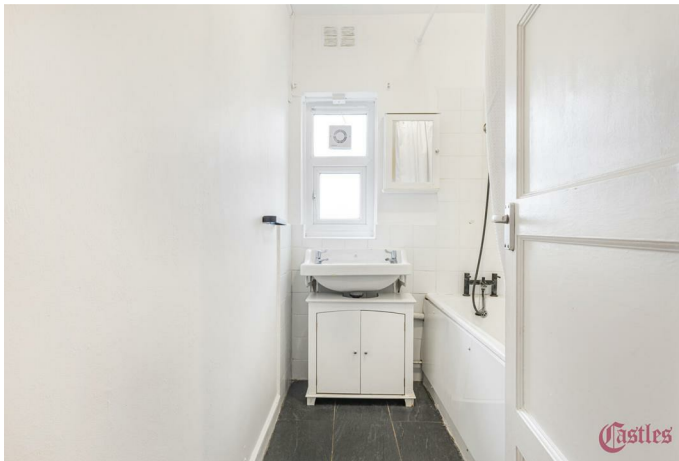
Set on the top floor of a well-maintained three-storey block, the flat offers bright and comfortable living throughout. It features a generous light-filled reception room, a well-sized double bedroom, a neatly presented bathroom and a spacious hallway. The property further benefits from gas central heating, use of a communal yard at the side of the building an ideal and practical outdoor space and is being sold chain free, offering a smooth and straightforward purchase.

Lower Clapton and nearby Stoke Newington offer a vibrant lifestyle, with an excellent selection of brunch spots, cosy pubs, artisan bakeries and weekend markets all within easy reach. With beautiful parks and scenic riverside walks close by, the area provides an appealing balance of city living and natural surroundings.

A superb opportunity for a first-time buyer in a well-located home with genuine charm and strong long-term appeal.

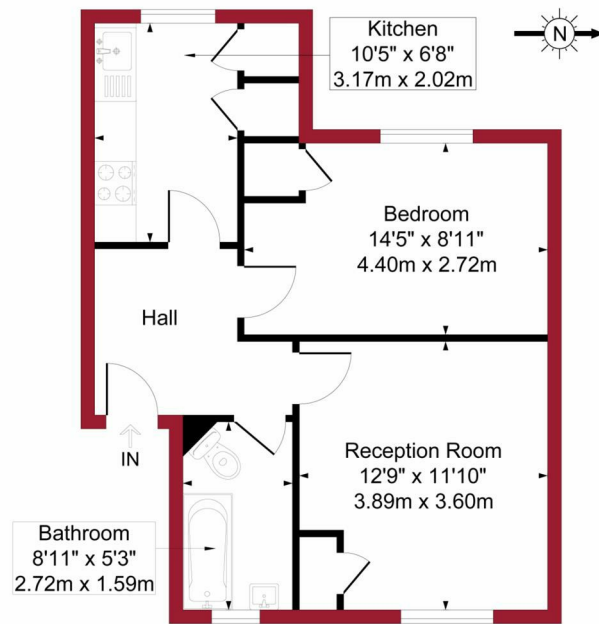






Moreton Close, London, E5

Approximate Gross Internal Area = 495 sq ft / 45.9 sq m



Second Floor



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

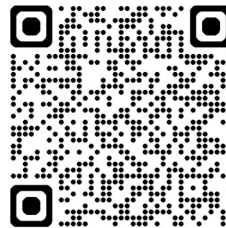
The area is served well through a network of local bus routes and train services. (Hackney Downs Main Line Station into Liverpool Street and Homerton & Hackney Central Stations on the North London Line.

### Shopping And Leisure

A diverse selection of shops, restaurants, bars and cafés accompanied by an array of local heritage sites, theaters 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).



Apartment

Leasehold

**Council:** Hackney

**Council Tax Band:** B

**Lease Remaining:** 93 years remaining

**Service Charge:** £1769.22 per year

**Ground Rent:** £9.00 per year

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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### OFFICE DETAILS

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