



# Castles

ASKING PRICE

**£275,000 Leasehold**  
**Fenland House**

London, E5 9RP



## PROPERTY SUMMARY

This contemporary one-bedroom apartment offers stylish and comfortable urban living, accessed via a private entry system with lift access to the first floor, ensuring privacy and convenience.

The bright open-plan living area is filled with natural light and opens onto a private balcony, providing an inviting space to relax, entertain, or enjoy morning coffee. The modern kitchen is fitted with high-quality appliances and generous worktop space, making it ideal for cooking and dining. A spacious double bedroom offers a peaceful retreat, complemented by a contemporary family bathroom. Cleverly integrated storage throughout keeps the home organised, while the excellent condition ensures a smooth, hassle-free move.

Located in the heart of Clapton, the apartment benefits from nearby Millfields Park and Hackney Marshes, offering riverside walks, cycling routes, and plenty of green space. The area is rich with independent cafés, shops, and restaurants along Lower Clapton Road and Chatsworth Road, creating a vibrant and welcoming community atmosphere.

Clapton Overground Station is a short walk away, providing swift connections into Liverpool Street and the City, while multiple bus routes offer easy travel across Hackney and East London.

Offered chain-free, this stylish one-bedroom apartment presents an excellent opportunity to secure a modern, light-filled home in a prime and well-connected East London location.

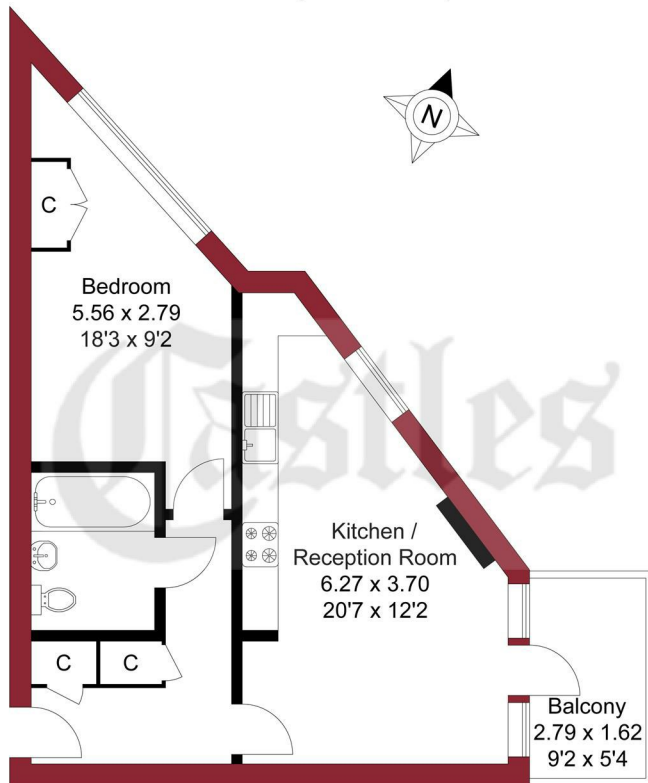








APPROXIMATE GROSS INTERNAL AREA  
42.81 sqm / 466.61 sqft



### FIRST FLOOR

THIS PLAN IS FOR ILLUSTRATION ONLY AND MAY NOT BE  
REPRESENTATIVE OF THE PROPERTY

### Transport

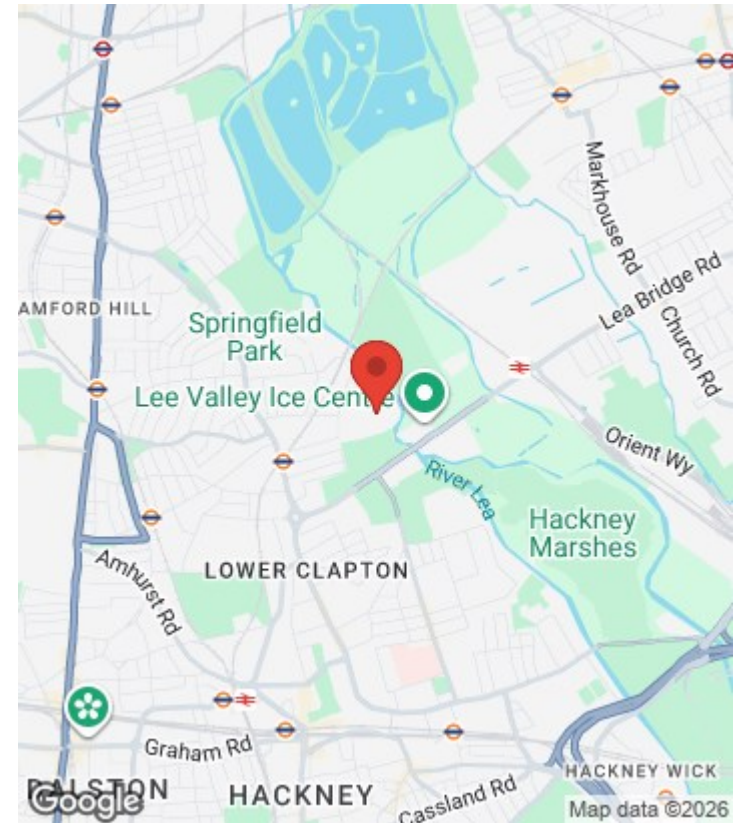
The area is served well through a network of local bus routes and train services. (Hackney Downs Main Line Station into Liverpool Street and Homerton & Hackney Central Stations on the North London Line)

### 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).



### Apartment

#### Leasehold

Council: Hackney

Council Tax Band: C

Lease Remaining: 105 years

Service Charge: £3,158.12 + reserve fund £1,398.50

Ground Rent: £150.00 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  
hackney@castles.london  
<https://www.castles.london/>

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	(12-15)		
B	(16-20)		
C	(21-25)	83	84
D	(26-30)		
E	(31-35)		
F	(36-40)		
G	(41-45)		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			