



Castles

£525,000 Leasehold
Ambleside Close
London, E9 6EY



Castles

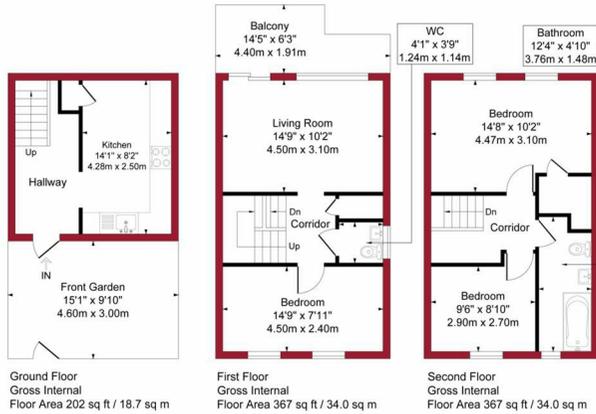
PROPERTY SUMMARY

Castles Hackney are pleased to present this spacious three-bedroom maisonette at Ambleside Close, E9, offering 936 sqft of versatile living space with excellent potential to create your ideal home. Spread across three floors, the property features its own private entrance and a good-sized front garden, providing privacy and outdoor space. Inside, there are two generous double bedrooms and a slightly smaller third double, a full bathroom, an additional W/C, a separate kitchen diner, and a bright living area that opens onto a private balcony. Being offered chain-free, the property is within walking distance of Mare Street, Well Street, Hackney Central, and Homerton Stations, providing excellent transport links into The City. Well Street Common and other green spaces are nearby, along with highly rated schools, shops, cafés, and restaurants. With its spacious layout, private outdoor areas, and prime East London location, this 936 sqft maisonette is a fantastic opportunity to create your dream home in one of Hackney's most sought-after neighbourhoods.





Ambleside Close, London, E9 **Approximate Gross Internal Area = 936 sq ft / 86.7 sq m**



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

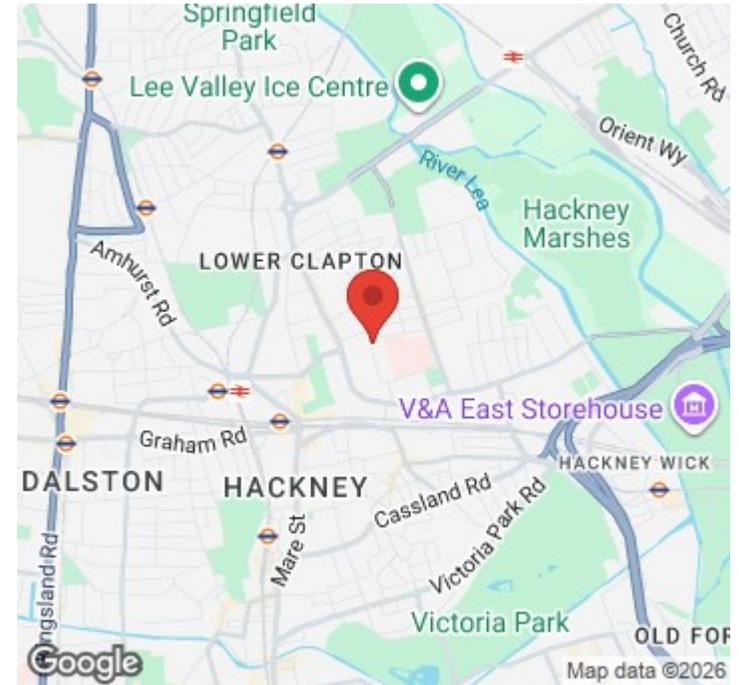
The area is served well through a network of local bus routes and train services. (Hackney Downs Main Line Station into Liverpool Street and Homerton & Hackney Central Stations on the North London Line)

Shopping And Leisure

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



Maisonette - Garden

Leasehold

Council: Hackney

Council Tax Band: C

Lease Remaining: 88 years

Service Charge: £1685.88

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
hackney@castles.london
<https://www.castles.london/>

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
102 (ph1)	A		
61-91	B		
39-40	C	70	78
35-48	D		
34-34	E		
21-38	F		
1-20	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	