



Castles

ASKING PRICE

**£315,000**

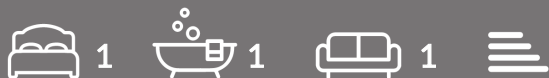
**Edmeston Close**

London, E9 5TL

Castles

## PROPERTY SUMMARY

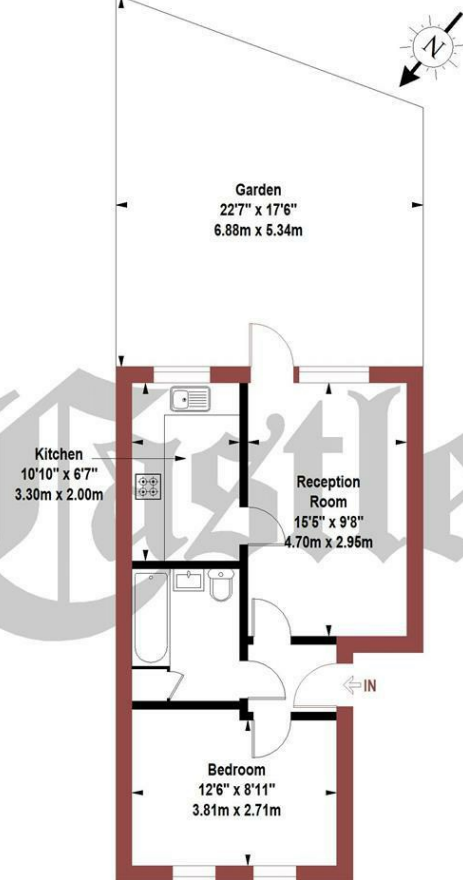
Castles Hackney present this well-maintained and spacious one-bedroom ground floor flat, perfect for first-time buyers or professionals seeking quick and easy access to Central London. Nestled on a quiet residential road, this property offers a welcoming sense of privacy along with practical modern upgrades. New double-glazed windows have been fitted throughout, ensuring excellent insulation, while stylish new flooring provides a fresh, modern feel. The property boasts a private garden, ideal for relaxing or entertaining, and also comes with an allocated parking space-an exceptional bonus in this area. Located just a short walk from Hackney Marshes and close to Homerton Overground Station, it provides a tranquil yet well-connected base. The area benefits from fantastic transport links, including Homerton Overground for quick journeys to Stratford, Liverpool Street, and Shoreditch High Street, and local access to the Central Line via Stratford and Liverpool Street stations. Additionally, frequent bus routes offer convenient options to reach the city and surrounding areas. With a secure, long lease, low service charges and ground rent, and a streamlined, chain-free sale process, this property is an excellent opportunity. Combining charm, comfort, and unbeatable access to both Hackney's vibrant amenities and Central London, it's a must-see. Contact us today to arrange a viewing or for further details.







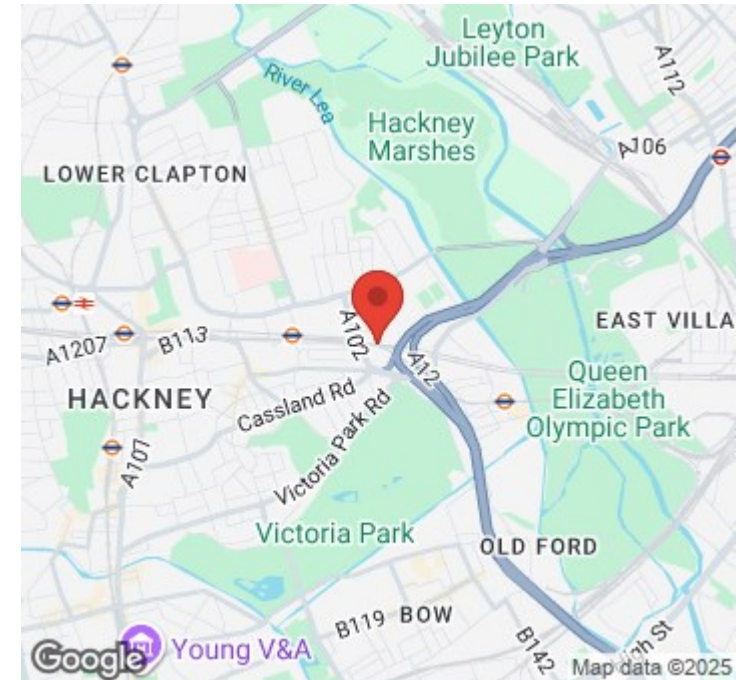
Approx. Gross Internal Area = 40.13 sq m / 432 sq ft



Ground Floor

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

For a guide to the area please scan this code for more information



Flat - Garden

Leasehold

**Council:**

**Council Tax Band: C**

**Lease Remaining: n/a**

**Service Charge: n/a**

**Ground Rent: n/a**

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	(67-91)		
B	(81-91)		
C	(69-80)		
D	(55-68)		
E	(39-54)		
F	(21-38)		
G	(1-20)		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	