
Castles
LONDON
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ASKING PRICE
£435,000 Leasehold
Victoria Park Court, Well Street,
London, E9 7TN
Castles
LONDON

PROPERTY SUMMARY

Castles are delighted to offer this well-proportioned two-bedroom top-floor apartment, situated within the established Victoria Park Court development on Well Street, E9.

Lovingly owned for 28 years, this appealing home offers a fantastic opportunity for its next owner to settle into a sought-after part of Hackney, with generous living space, excellent storage and an abundance of local amenities nearby.

The accommodation comprises an entrance hall with built-in storage, a fitted kitchen with dining space, a spacious reception room, two double bedrooms and a contemporary bathroom. Wood flooring and double-glazed sash windows add character, while the practical layout provides an excellent foundation for personalisation.

A particularly attractive feature is the substantial loft space spanning the footprint of the apartment, offering extensive additional storage rarely found in similar properties. Residents also benefit from expansive communal gardens, providing a peaceful outdoor space to enjoy, as well as two private parking spaces available.

The location places you within easy reach of Victoria Park and the ever-popular Victoria Park Village, known for its independent shops, cafés, restaurants and relaxed village atmosphere. Well Street offers a further selection of local amenities, contributing to the area's strong community feel.

Transport links are convenient, with Hackney Central and London Fields stations nearby, alongside local bus services connecting the area with the City and wider London.

Offering two double bedrooms, generous proportions, excellent storage and access to attractive communal gardens, this property will appeal to first-time buyers, professional couples and investors looking to secure a home in this popular E9 location.

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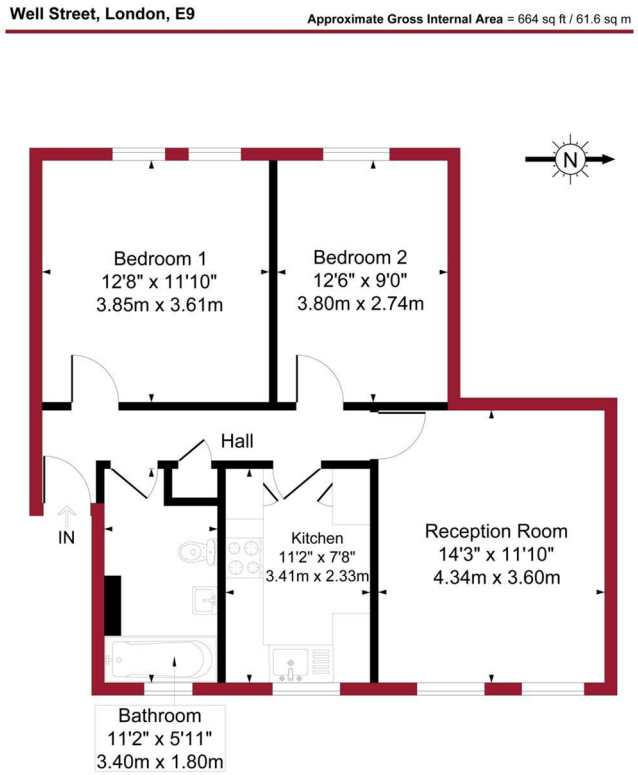












Transport

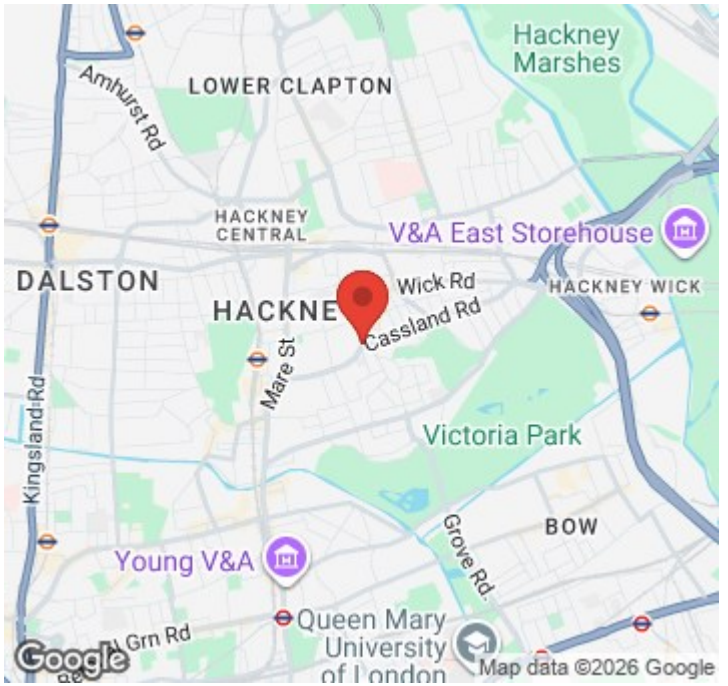
The area is served well through a network of local bus routes and train services. (Hackney Downs Main Line Station into Liverpool Street and Homerton & Hackney Central Stations on the North London Line

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).



Flat

Leasehold

Council: Hackney

Council Tax Band: C

Lease Remaining: 150 Years

Service Charge: £217.00 Per Month

Ground Rent: Included in Service Charge

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

Castles
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