



## Banister House, Homerton High Street, E9 6BW

Offers in Excess of £450,000

Leasehold

**Castles**

# Banister House, Homerton High Street, E9 6BW

Located within the Banister House development is this wonderful first floor apartment. The space within the apartment has been opened up to create the most wonderful open plan kitchen and dining space providing an abundance of natural light. There is a welcoming reception area, three well-proportioned bedrooms and exquisite bathroom with separate W/C. Moments from Lower Clapton Road and Chatsworth Road with an array of trendy cafes, coffee shops and amenities and only a short walk away from both Homerton and Hackney Central Stations providing swift access into the city and West End.

**What the Owners say** - The flat is spacious, with three double bedrooms, high ceilings, and a large living room and kitchen/dining room. The flat enjoys excellent light throughout the day, has no direct neighbouring flats looking in, and is surprisingly quiet given the proximity to Homerton High Street and Homerton Hospital. Within very quick and easy reach are: Homerton Station, with excellent connections to central London and the Olympic park; Chatsworth Road, with a great array of shops, restaurants, and a Sunday market; Victoria Park and Hackney Marshes. Outstanding local schools include City Academy and Rushmore Primary School.

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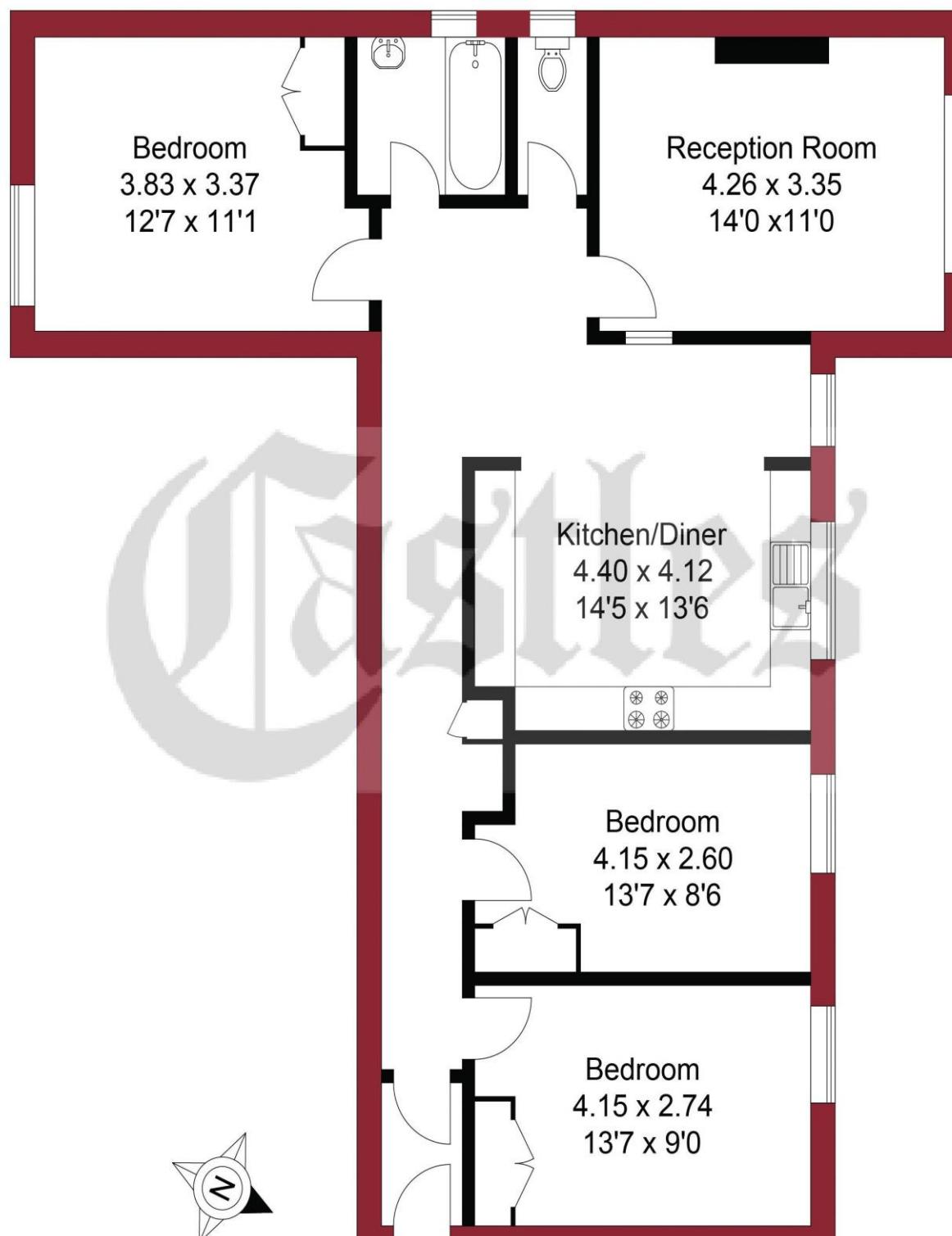
# Castles

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# APPROXIMATE GROSS INTERNAL AREA 91.63 sqm / 986.29 sqft



## FIRST FLOOR

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

### An overview of the area

#### Lower Clapton

A socially diverse and vibrantly multicultural area bounded by the open green spaces of Hackney Downs to the West, Lea Valley park to the East and the conservation area of Clapton Ponds to the North. The area boasts an array of period properties combined with modern apartment buildings.

With its diverse independent retailers in Chatsworth Road and the 'ever popular' high street shopping facilities of Mare Street, accompanied with local schools and transport facilities ensures that Lower Clapton remains a desirable area to reside.

### 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).

### Property Information:

#### Tenure – Leasehold

**Tenure Arrangement** - 93 years Approx.

**Service Charge** - £128 pm

**Ground Rent** - £9.00 pa

**Council Tax** – C

**EPC** - D 55 / 82

**Schedules of Work Expected** - S20 bill due £20,000 tbc

**Internet Speed:** tbc

**How old is the boiler** - 4 years **Last Serviced** - tbc

**Location of the stopcock** – tbc

**Building and Appliance Warranties and Guarantees** - None

**What are the neighbours like** - Banister House is very neighbourly, with an active resident association and community centre, and a thriving allotment.

**Vendors onward situation** - Moving to a larger property in the area owing to growing family needs.

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