



**Tryon Crescent, E9 7RY**

£475,000

Leasehold

**Castles**



## Tryon Crescent, E9 7RY

Castles Hackney are pleased to present this beautiful two-bedroom first-floor flat in the heart of E9. Ideal for first-time buyers looking for space, style, and a buzzing community right on their doorstep. Offering just over 700 sq. ft. of bright and airy living space, the property features two generously sized double bedrooms, each with built-in wardrobes, a well-maintained bathroom, and a spacious open-plan living/dining area that's perfect for hosting friends or just unwinding after a busy day. Large balcony doors flood the space with natural light, opening onto your own private East facing balcony—ideal for morning coffees or evening drinks. Being sold on a chain free basis. Situated just a short walk from Mare Street, Wells Street, and Broadway Market, you'll have an array of artisan cafés, independent boutiques, buzzing restaurants, and lively bars within easy reach. Enjoy weekends exploring Victoria Park, where you'll find open green spaces, street food stalls, and the famous Sunday market, or take in the creative energy of nearby London Fields. For commuters, Cambridge Heath Station is just a short walk away, providing quick access to Liverpool Street Station, making your journey into the City seamless. Several bus routes and cycle paths also make getting around London effortless. With its spacious layout, stylish interiors, and unbeatable location, this property is a fantastic opportunity for young professionals or first-time buyers looking to immerse themselves in East London living. Don't miss out! Arrange a viewing today and make this stylish Hackney home yours.

*Tenure - Leasehold*  
*Tenure Arrangement - 105 Years*  
*Service Charge: £2,333.88 pa*  
*Ground Rent - £9.00pa*  
*Council Tax - C £1,668.77pa*  
*EPC - B 81, 81*

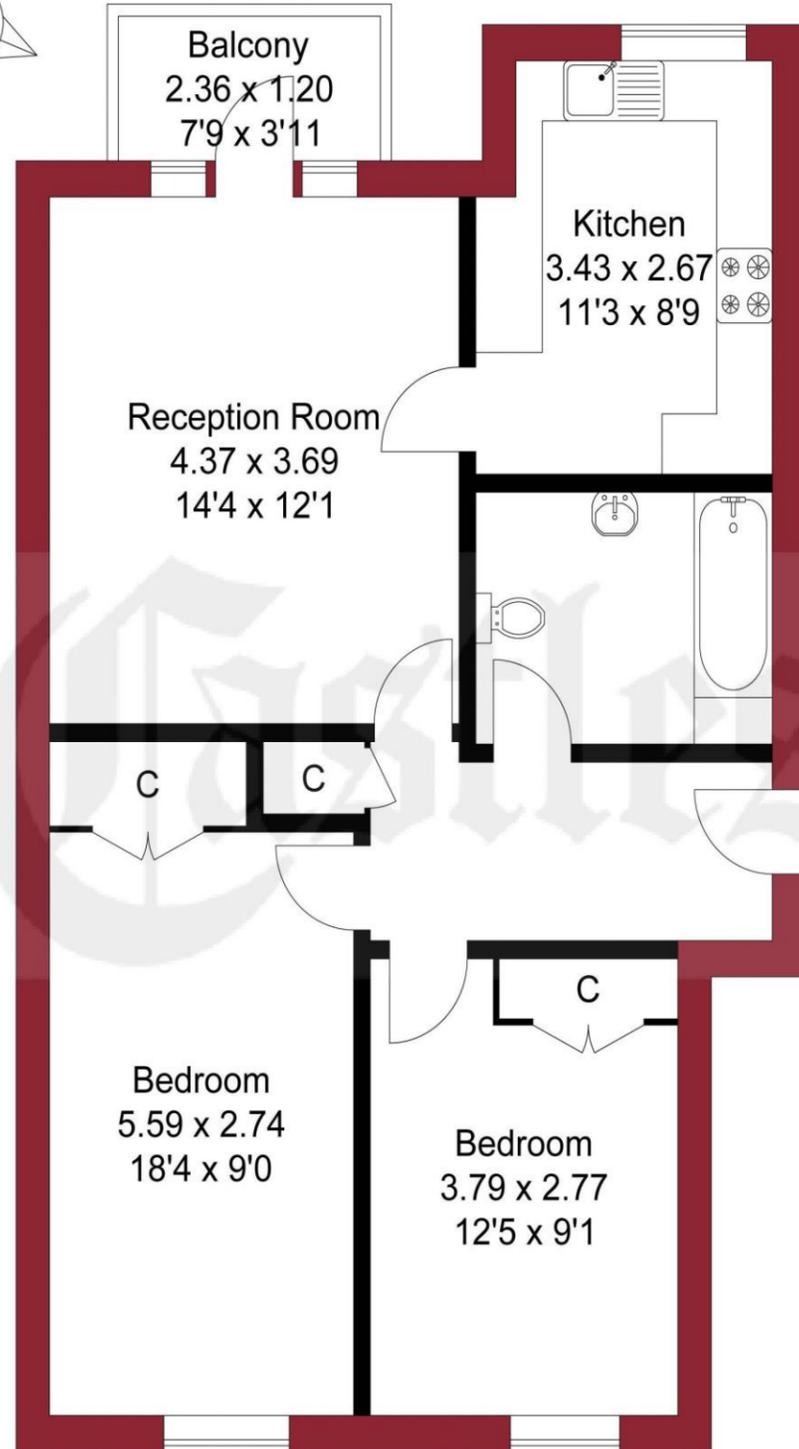
**£475,000 Leasehold**

# Castles

020 8985 0106  
hackney@castles.london



APPROXIMATE GROSS INTERNAL AREA  
65.08 sqm / 700.51 sqft



FIRST FLOOR

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

### An overview of the area

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

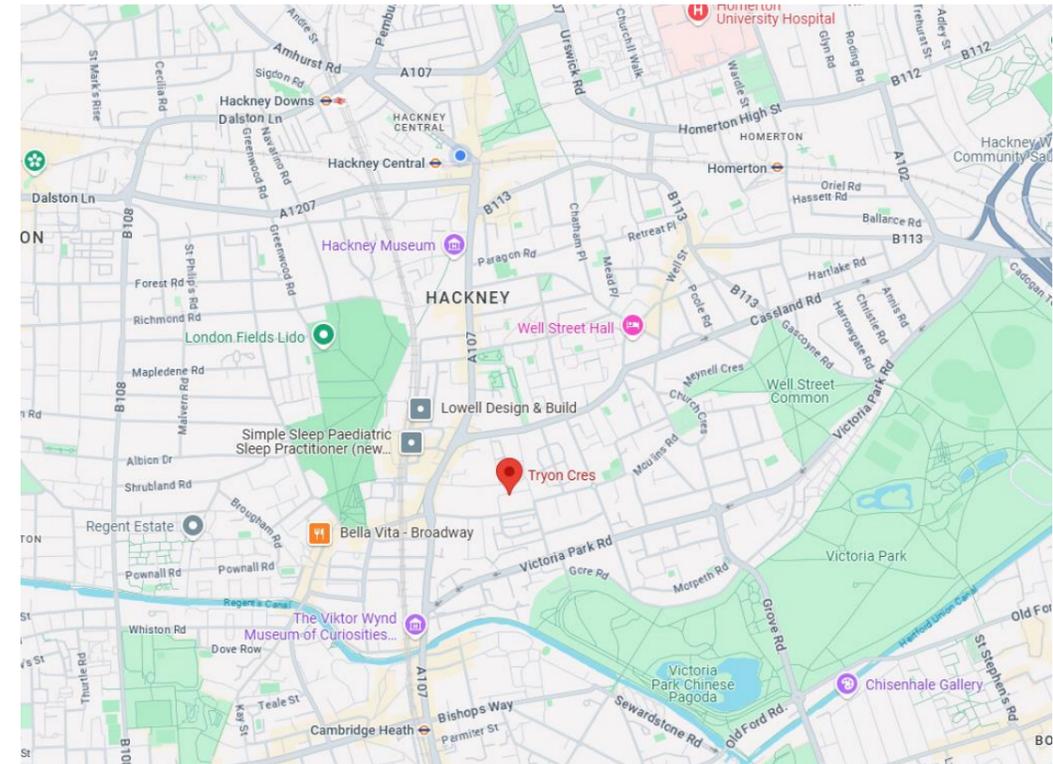
The area is served well through a network of local bus routes and train services. (Hackney Downs Main Line Station into Liverpool Street and Homerton & Hackney Central Stations on the North London Line

### 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).



44 Lower Clapton Road  
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