



Roding Road, E5 0DN

£850,000

Freehold

**Castles**

## Roding Road, E5 0DN

Set on a sought after residential street within Lower Clapton is this two storey terraced Victorian house. Comprising a bright bay fronted through lounge, kitchen, three double bedrooms, bathroom on the first floor, access to loft and a private rear garden completes this property. The property benefits from an abundance of natural light throughout and is situated moments from Chatsworth Road, with its eclectic mix of shops, restaurants and bars very close by. The property further benefits from excellent transport links with Homerton Overground Station within easy reach, with a number of bus services nearby, offering easy access into The City and the West End.

EPC Rating: tbc

Current: Potential:

Council Tax: D

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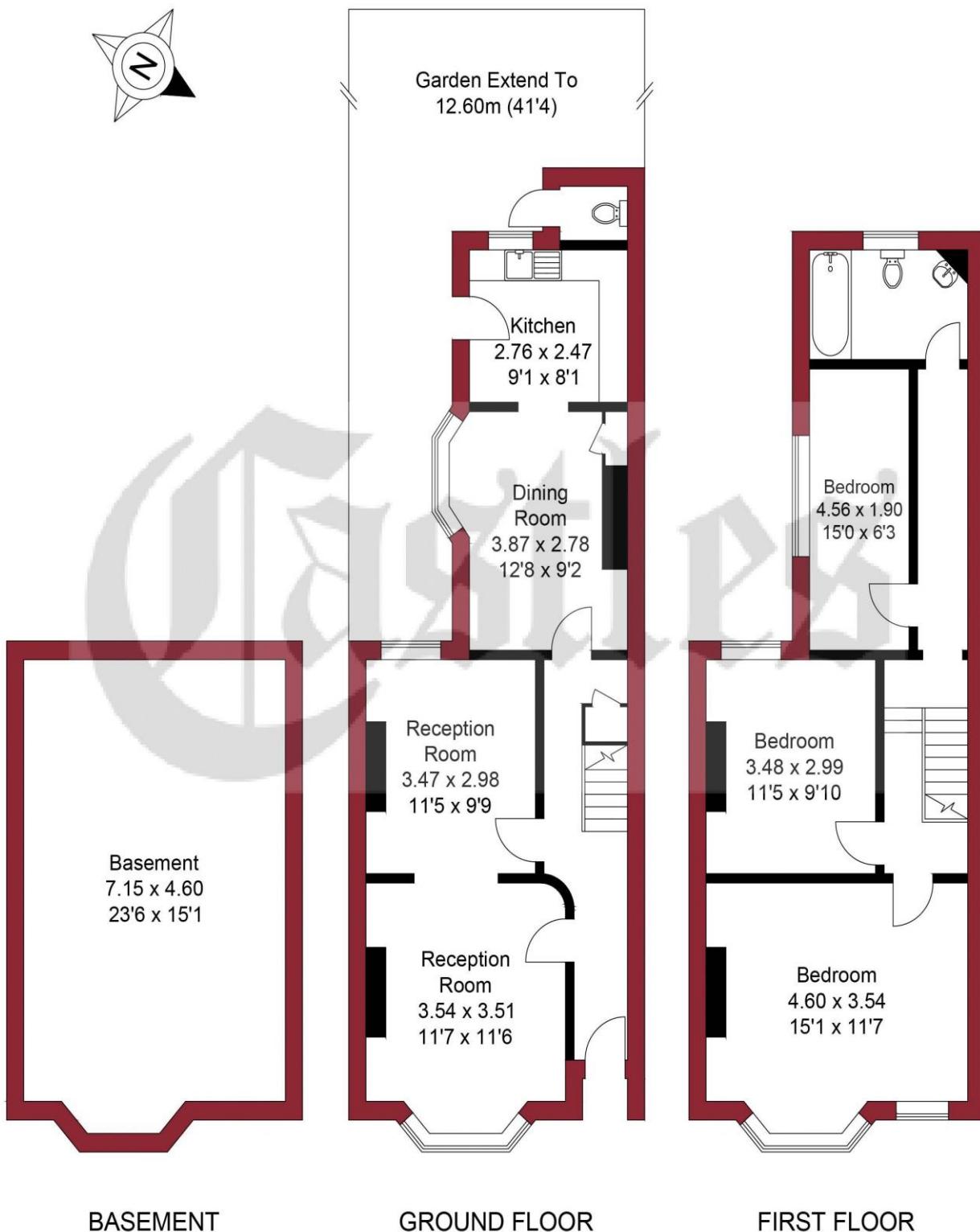
020 8985 0106  
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## APPROXIMATE GROSS INTERNAL AREA

139.45 sqm / 1501.02 sqft



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

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### An overview of Hackney

#### 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

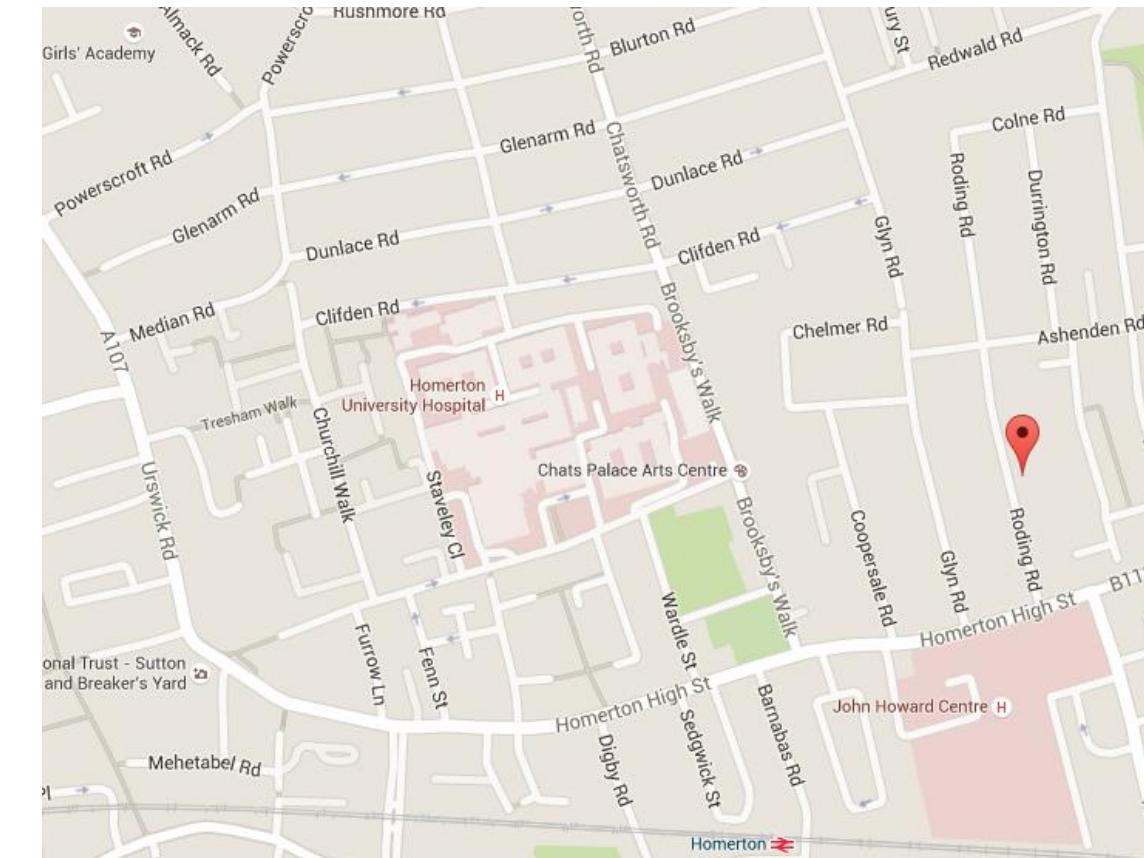
The area is served well through a network of local bus routes and train services. (Hackney Downs Main Line Station into Liverpool Street and Homerton & Hackney Central Stations on the North London Line)

#### 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

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).



# Castles

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