



Walsingham Road, E5 8NF

£750,000

Leasehold

Castles

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## Walsingham Road, E5 8NF

A simply stunning property occupying the ground floor of this imposing double fronted period residence. Fully renovated, this bright and spacious property provides over 1,023 Sq. Ft of living space boasting a stylish kitchen to open plan reception with bi fold doors opening to a larger than average double width rear garden, principle bedroom with en suite facilities, two further bedrooms, family bathroom and ample storage space. Conveniently located moments from the open green spaces of Hackney Downs and equidistant from both Rectory Road and Clapton overground stations providing swift access into the City and West End. Offered with a new 125-year lease and chain free.

EPC Rating: tbc  
Current: Potential:  
Lease: 125 years  
Service Charge: tbc  
Ground Rent: tbc  
Council Tax: tbc  
EPC: tbc

**£750,000**      **Leasehold**

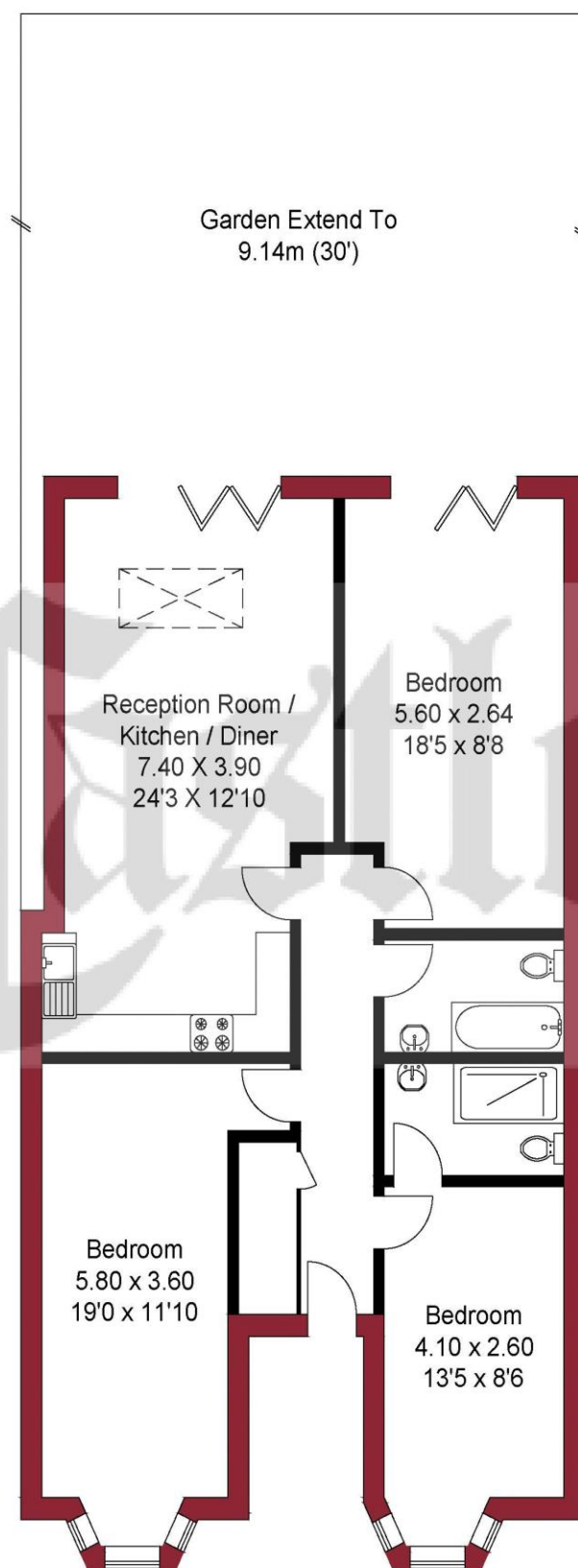
# Castles

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**hackney@castles.london**





APPROXIMATE GROSS INTERNAL AREA  
95.04 sqm / 1023.00 sqft



GROUND FLOOR

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

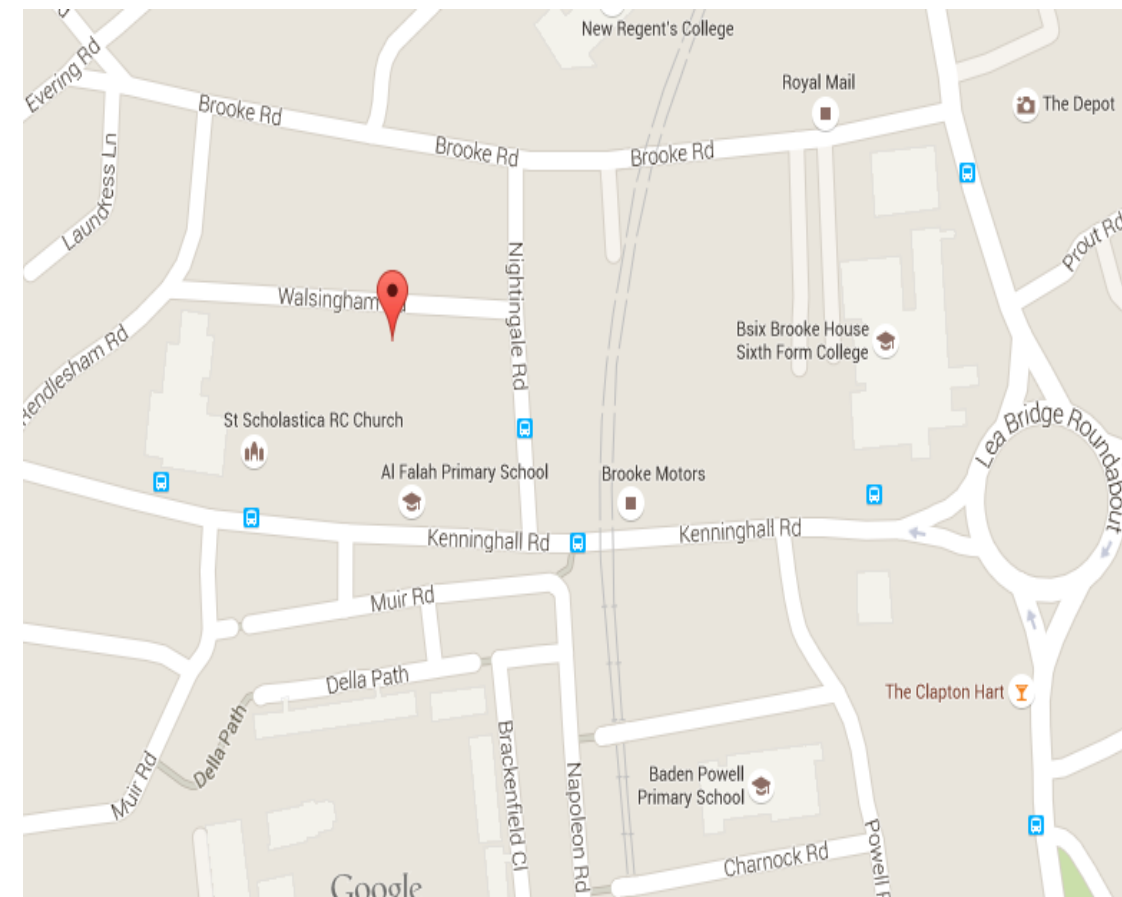
The area is served well through a network of local bus routes and train services. (Hackney Downs Main Line Station into Liverpool Street and Homerton & Hackney Central Stations on the North London Line

### 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).



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