



ASKING PRICE

£550,000 Leasehold
Briggefords Close

London, E5 8RE

PROPERTY SUMMARY

Castles are delighted to offer this light and bright two-bedroom split-level maisonette, arranged over the ground and first floors of a well-maintained purpose-built block. Offering well-proportioned accommodation, a private garden and an excellent location, this attractive property would make an ideal home for first-time buyers, couples or those looking for convenient access to both the City and West End.

The property has been well maintained throughout and benefits from a spacious and practical layout. The ground floor comprises a welcoming entrance, the top floor offers two generous double bedrooms and a modern family bathroom. The Ground floor provides a recently fitted kitchen/diner, offering a contemporary and functional space for everyday cooking and dining, together with a large and bright lounge.

The impressive reception room provides an excellent principal living space, with plenty of room for both relaxing and entertaining. From the lounge, there is direct access to a stunning private garden, offering a rare and valuable outdoor space to enjoy during the warmer months. The garden provides excellent potential for outdoor dining, entertaining guests or simply relaxing away from the hustle and bustle of everyday life.

Located moments from the popular Stoke Newington Common, the property enjoys a peaceful residential setting while remaining close to a wide range of local amenities. The vibrant neighbourhoods of Stoke Newington and Clapton are both within easy reach, offering an excellent selection of independent shops, cafés, restaurants, bars and green spaces.

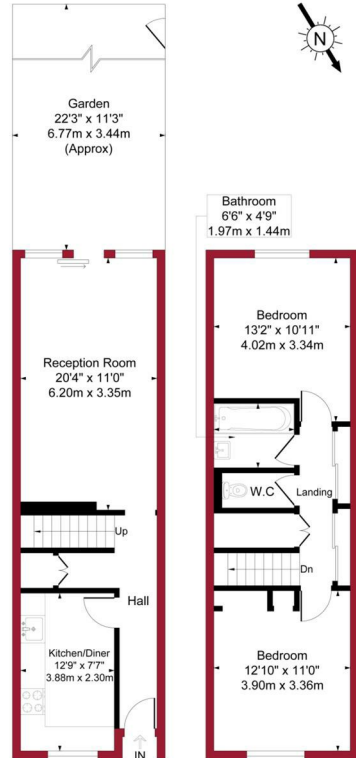
For commuters, both Clapton and Stoke Newington Overground stations are conveniently accessible, providing links towards Liverpool Street and the City, as well as connections across London and towards the West End.





Briggeford Close, London, E5

Approximate Gross Internal Area = 869 sq ft / 80.6 sq m



Ground Floor
Gross Internal
Floor Area 431 sq ft / 40.0 sq m

First Floor
Gross Internal
Floor Area 438 sq ft / 40.6 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Transport:

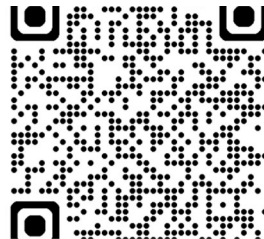
The area is served well through a network of local bus routes and train services. (Hackney Downs Main Line Station into Liverpool Street and Homerton & Hackney Central Stations on the North London Line

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 pav & Display directly



Maisonette

Leasehold

Council: Hackney

Council Tax Band: C

Lease Remaining: 88 Years

Service Charge: £200.00 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



OFFICE ADDRESS

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Hackney
London
E5 0RN

OFFICE DETAILS

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hackney@castles.london
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A (92-101)			
B (81-91)			
C (69-80)			
D (55-68)			
E (39-54)			
F (21-38)			
G (1-20)			
Not energy efficient - higher running costs			
England & Wales		77	80
EU Directive 2002/91/EC			