



**Priory Court, Brooksby's Walk, E9 6DG**

£450,000

Leasehold

**Castles**



## Priory Court, Brooksby's Walk, E9 6DG

Castles Hackney are pleased to offer this two-bedroom split-level apartment requiring updating and set on the top two floors of this low-rise purpose-built block moments from Chatsworth Road and Homerton Overground station. The property boasts a cleverly configured and versatile reception/dining space and kitchen, a private south facing balcony and useful storage spaces. The apartment offers two generous double bedrooms and family bathroom and separate guest cloakroom. Priory Court is a secure gated development with access to off street parking, well-tended communal gardens and cycle storage cupboard. Set just moments from the independent shops and coffee shops and popular Sunday Market of Chatsworth Road. A number of bus links allow for swift access to the City and Stratford's major transport hub, Westfield shopping centre and Olympic Park further benefitting from the green open spaces of Hackney Marshes which is a short walk away. Being sold on chain free basis.

*Tenure - Leasehold  
Tenure Arrangement - 90 years approx.  
Service Charge - £1,936.09 pa  
Ground Rent - £9.00 pa  
Council Tax - C £1,668.77 pa  
EPC - G 20 / 64*

**£450,000 Leasehold**

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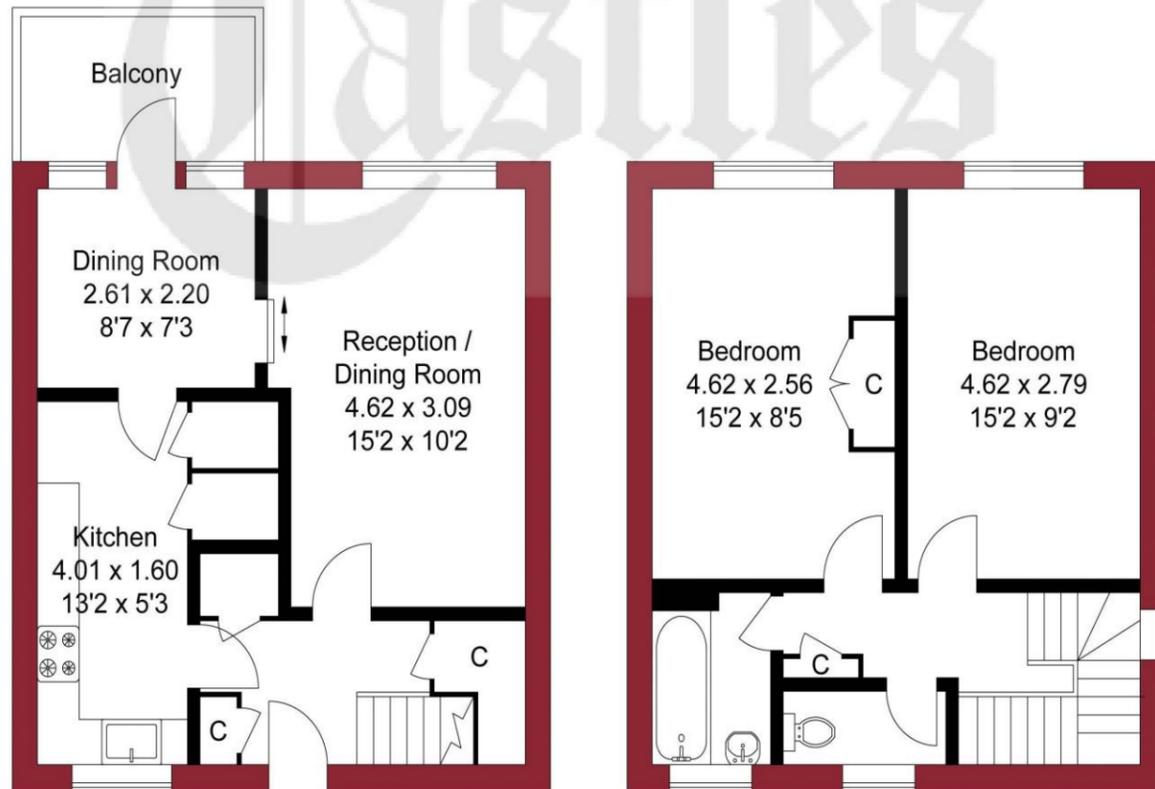
020 8985 0106  
hackney@castles.london



APPROXIMATE GROSS INTERNAL AREA  
 74.41 sqm / 800.94 sqft (Excluding Shed)  
 76.38 sqm / 822.14 sqft (Including Shed)



Shed  
 1.95 x 1.01  
 6'5" x 3'4"



SECOND FLOOR

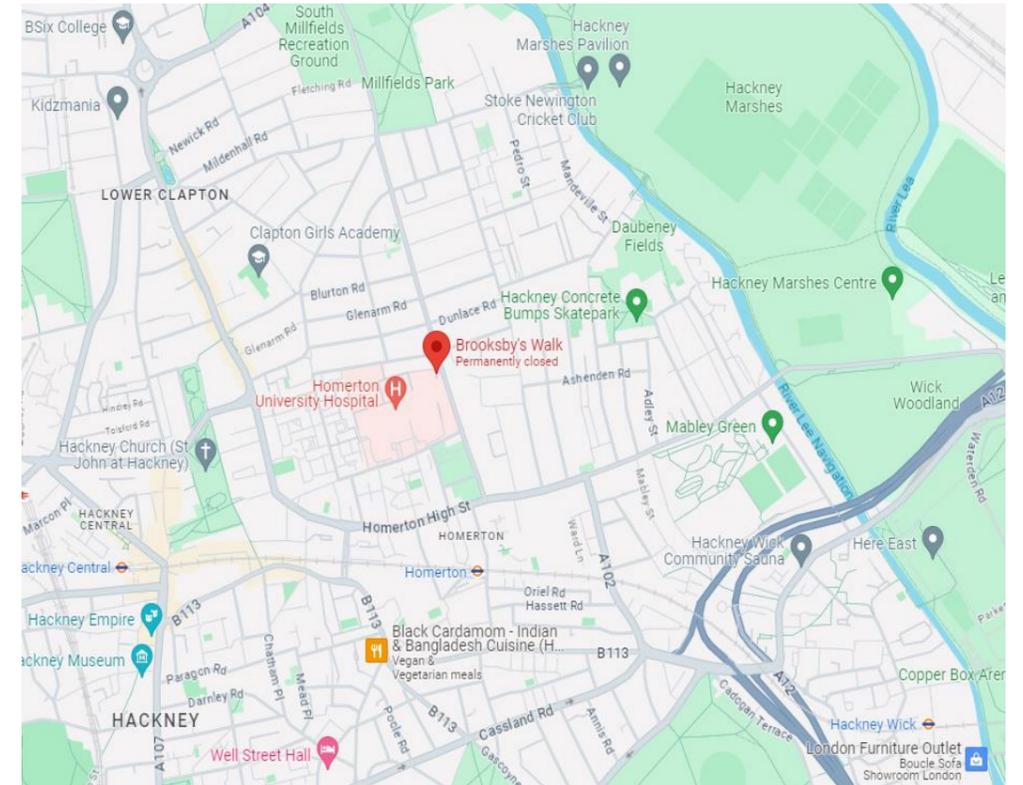
THIRD FLOOR

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).



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