



Armstrong House, Southwold Road, E5 9PB

Guide Price £450,000 - £475,000

Leasehold

Castles

Armstrong House, Southwold Road, E5 9PB

This stunning two bedroom modern apartment is offered in superb condition and boasts an exceptionally large open plan living/kitchen area with an abundance of natural light bursting through the floor to ceiling windows and access to a full width balcony. The property further offers two well proportioned bedrooms, family bathroom, ample storage and parking. Boasting wonderful views over Millfields Park and the River Lea and moments away from Chatsworth road with its array of restaurants, bars and coffee shops.

EPC Rating: B

Current:83 Potential: 84

Lease: 110 years approx.

Service Charge: £1,642.00 pa

Ground Rent: £225.00 pa

Council Tax: D

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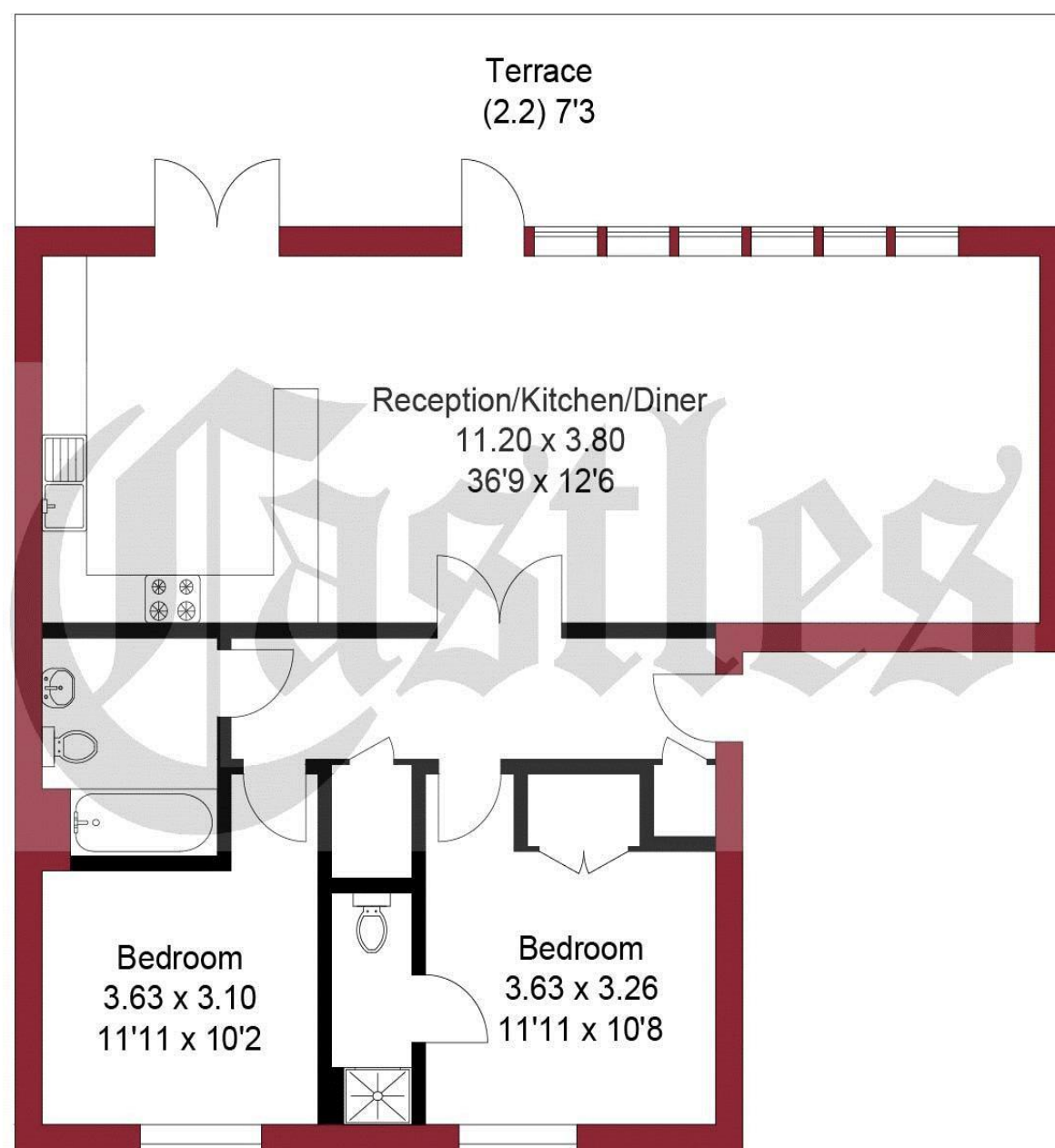
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APPROXIMATE GROSS INTERNAL AREA
81.80 sqm / 880.48 sqft



FOURTH FLOOR

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

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

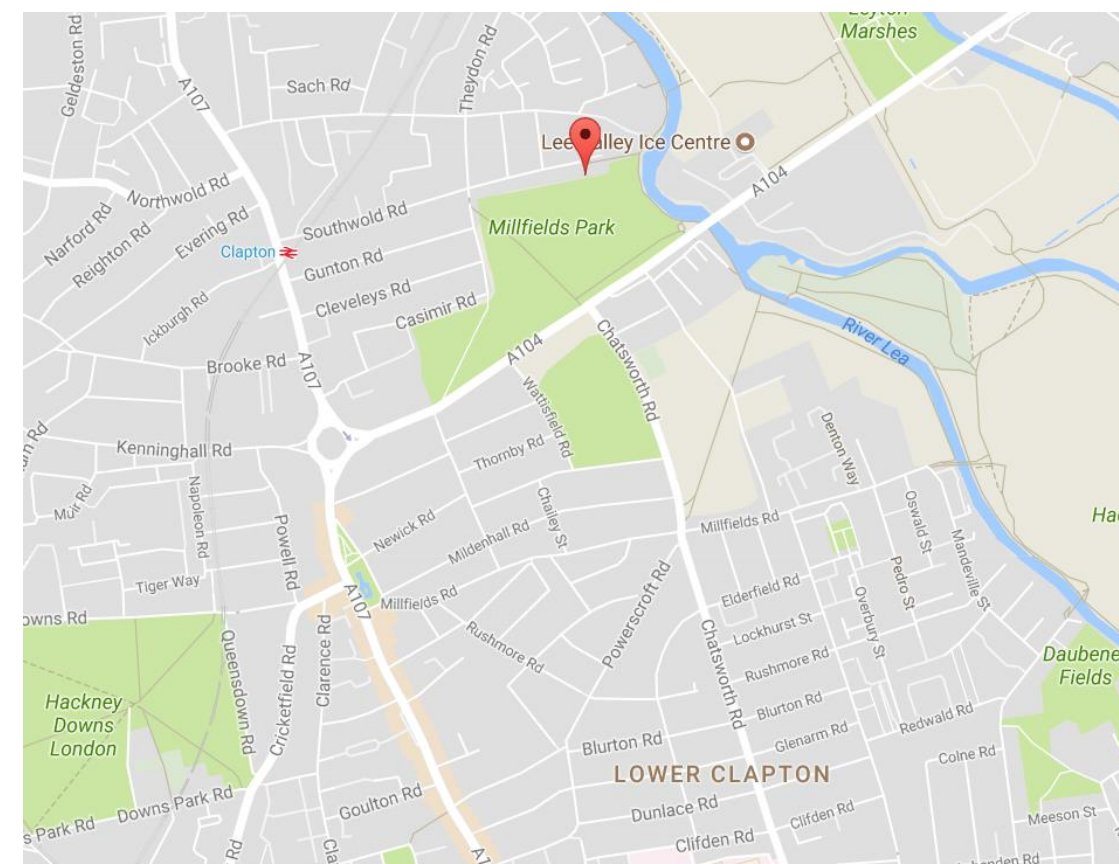
The area is served well through a network of local bus routes and train services. (Hackney Downs Main Line Station into Liverpool Street and Homerton & Hackney Central Stations on the North London Line

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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